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Tender

Operator for Lewisham Library

London Borough of Lewisham

UK4: Tender notice - Procurement Act 2023 - view information about notice types

Notice identifier: 2025/S 000-067936

Procurement identifier (OCID): ocds-h6vhtk-05866d (view related notices)

Published 23 October 2025, 4:16pm

Scope

Reference

DN795318

Description

Lewisham Council (the Council) is seeking to appoint an enterprising organisation to develop and fully manage the Lewisham Library as set out in this specification, under a 5-year contract, with an option to extend up to 5 years at the Council's discretion. A mutual break clause at the end of second year subject to six months written notice (in line with the proposed service contract).

The Council welcomes proposals from individual organisations, partnerships, established consortiums, or consortiums formed specifically to deliver a collaborative management solution for this contract. Consortiums are responsible for identifying their partners, establishing governance structures, putting partnership agreements in place and agree the designating lead organisation that will enter into the contract with the Council.

The services will include, but is not limited to:

- · Overarching management of the refurbished Lewisham Library, for an initial 5-year contract (with potential for an additional 5 year extension). A mutual break clause at the end of second year subject to six months written notice (in line with the proposed service contract). Further details of service requirements for the contract can be found in the table below:
- · Overarching facilities management, including hard and soft FM
- · Comprehensive centre management
- · Development and management of workspace provision
- · Collaborative working with in-house library service, including delivery of an overarching cultural programme
- · Development and management of cafe space
- · Ensuring an inclusive, safe and accessible environment for users, service providers and staff

It is expected that the successful tenderer will begin provision of the service(s) in March 2026 to undertake mobilisation until the refurbishment works are complete and building handed over in November 2026. This Contract is for an initial period of 5 years, with the possibility of extensions totalling up to an additional 5 years, at the Council's discretion. A mutual break clause at the end of second year subject to six months written notice (in line with the proposed service contract). Please refer to the Specification for a detailed account of what is required.

The maximum annual price payable by The Council, cannot exceed £300,000

Total value (estimated)

- £3,000,000 excluding VAT
- £3,600,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 2 March 2026 to 1 March 2031
- Possible extension to 1 March 2036
- 10 years

Description of possible extension:

Lewisham Council (the Council) is seeking to appoint an enterprising organisation to develop and fully manage the Lewisham Library as set out in this specification, under a 5-year contract, with an option to extend up to 5 years at the Council's discretion. A mutual break clause at the end of second year subject to six months written notice (in line with the proposed service contract

Main procurement category

Services

CPV classifications

79990000 - Miscellaneous business-related services

Contract locations

UKI44 - Lewisham and Southwark

Participation

This procurement is reserved for

UK suppliers

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

21 November 2025, 12:00pm

Tender submission deadline

5 December 2025, 12:00pm

Submission address and any special instructions

https://www.londontenders.org/

Tenders may be submitted electronically

Yes

Award criteria

Tender will be evaluated in accordance with criteria provided in the ITT. The evaluation

will be conducted with quality weighing 45%, Pricing 45% and Social value weighing 10%.
Procedure
Procedure type
Below threshold - open competition
Special regime
Concession
Documents
Associated tender documents
https://www.londontenders.org/
Technical specifications to be met
https://www.londontenders.org/

Contracting authority

London Borough of Lewisham

• Public Procurement Organisation Number: PYXG-1482-BYWG

4th Floor Laurence House

Catford

SE6 4RU

United Kingdom

Email: lewisham.gov.uk

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government