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Award

Cleaning Services across King's Lynn and West Norfolk

Borough Council of Kings Lynn and West Norfolk

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-072045

Procurement identifier (OCID): ocds-h6vhtk-0502fe ([view related notices](#))

Published 7 November 2025, 1:33pm

Scope

Reference

BCKLWN362

Description

The Borough Council of King's Lynn and West Norfolk is inviting tenders for various cleaning services across King's Lynn and West Norfolk which, will be divided into 4 lots. Bidders can apply for any number of lots e.g., Lot 1 and Lot 4 or Lot 2 only, or all 4 lots etc.

The cleaning services required include:

- General office cleaning
- Cleaning of roofs
- Cleaning of cladding
- Cleaning of upholstery

- Cleaning of windows

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=991985270>

Lot BCKLWN362. Office/Light industrial cleaning

Description

Office/Light industrial cleaning at Enterprise Works and the Print Room, King's Lynn

Lot 2. Cleaning of industrial estate roofs & cladding

Description

Cleaning of industrial estate roofs on an annual basis

Annual cleaning of cladding to all elevations at Bartons Court, Downham Market

Lot 3. Upholstery and carpet cleaning

Description

Upholstery and carpet cleaning at King's Court

Lot 4. Window Cleaning

Description

Window Cleaning at King's Court, Regis Place, King's Lynn Innovation Centre King's Lynn, Valentine Road Hunstanton, PE30 5FQ, Mintlyn Crematorium, 3, 5 & 7 Peterborough Road King's Lynn, Corn Exchange King's Lynn and various other Council depots and other buildings may be added to this Contract.

Contract 1. Office/Light industrial cleaning

Lots

Lot BCKLWN362. Office/Light industrial cleaning

Supplier

- Washaway Cleaning Services

Contract value

- £144,000 including VAT

Below the relevant threshold

Award decision date

3 November 2025

Date assessment summaries were sent to tenderers

6 November 2025

Earliest date the contract will be signed

1 December 2025

Contract dates (estimated)

- 5 January 2026 to 4 January 2028
- Possible extension to 4 January 2030
- 4 years

Description of possible extension:

Option to extend up to 2 years

Main procurement category

Services

CPV classifications

- 90911200 - Building-cleaning services
- 90919200 - Office cleaning services

Contract locations

- UKH16 - North and West Norfolk
-

Contract 2. Cleaning of industrial estate roofs & cladding

Lots

Lot 2. Cleaning of industrial estate roofs & cladding

Supplier

- AAFD SERVICES LTD

Contract value

- £24,000 including VAT

Below the relevant threshold

Award decision date

3 November 2025

Date assessment summaries were sent to tenderers

6 November 2025

Earliest date the contract will be signed

1 December 2025

Contract dates (estimated)

- 5 January 2026 to 4 January 2028
- Possible extension to 4 January 2030
- 4 years

Description of possible extension:

Option to extend up to 2 years

Main procurement category

Services

CPV classifications

- 45452000 - Exterior cleaning work for buildings
- 90910000 - Cleaning services

Contract locations

- UKH16 - North and West Norfolk
-

Contract 3. Upholstery and carpet cleaning

Lots

Lot 3. Upholstery and carpet cleaning

Supplier

- AAFD SERVICES LTD

Contract value

- £18,800 including VAT

Above the relevant threshold

Award decision date

3 November 2025

Date assessment summaries were sent to tenderers

6 November 2025

Standstill period

- End: 18 November 2025
- 8 working days

Earliest date the contract will be signed

1 December 2025

Contract dates (estimated)

- 5 January 2026 to 4 January 2028
- Possible extension to 4 January 2030
- 4 years

Description of possible extension:

Option to extend up to 2 years

Main procurement category

Services

CPV classifications

- 90910000 - Cleaning services
- 98312000 - Textile-cleaning services

Contract locations

- UKH16 - North and West Norfolk
-

Contract 4. Window Cleaning

Lots

Lot 4. Window Cleaning

Supplier

- AAFD SERVICES LTD

Contract value

- £67,200 including VAT

Below the relevant threshold

Award decision date

3 November 2025

Date assessment summaries were sent to tenderers

6 November 2025

Earliest date the contract will be signed

1 December 2025

Contract dates (estimated)

- 5 January 2026 to 4 January 2028
- Possible extension to 4 January 2030
- 4 years

Description of possible extension:

Option to extend up to 2 years

Main procurement category

Services

CPV classifications

- 90911300 - Window-cleaning services

Contract locations

- UKH16 - North and West Norfolk

Information about tenders

Lot BCKLWN362. Office/Light industrial cleaning

- 10 tenders received
- 8 tenders assessed in the final stage:
 - 8 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 7 suppliers unsuccessful (details included for contracts over £5 million)

Lot 2. Cleaning of industrial estate roofs & cladding

- 3 tenders received

- 2 tenders assessed in the final stage:
 - 2 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 1 supplier unsuccessful (details included for contracts over £5 million)
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Lot 3. Upholstery and carpet cleaning

- 7 tenders received
 - 6 tenders assessed in the final stage:
 - 5 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 5 suppliers unsuccessful (details included for contracts over £5 million)
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Lot 4. Window Cleaning

- 8 tenders received
 - 6 tenders assessed in the final stage:
 - 5 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 5 suppliers unsuccessful (details included for contracts over £5 million)
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Procedure

Procedure type

Open procedure

Suppliers

AAFD SERVICES LTD

- Companies House: 11162184

1a Melbourne Street, England

Coalville

LE67 3QU

United Kingdom

Email: info@aafd.co.uk

Region: UKF22 - Leicestershire CC and Rutland

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 2. Cleaning of industrial estate roofs & cladding

Contract 3. Upholstery and carpet cleaning

Contract 4. Window Cleaning

Washaway Cleaning Services

1 Tasburgh Close

King's Lynn

PE30 4GY

United Kingdom

Email: Washawaycleaning@outlook.com

Region: UKH16 - North and West Norfolk

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Office/Light industrial cleaning

Contracting authority

Borough Council of Kings Lynn and West Norfolk

- Public Procurement Organisation Number: PZQQ-4816-TPLW

Kings Court, Chapel Street

King's Lynn

PE30 1EX

United Kingdom

Telephone: +44 1553616200

Email: procurementtenders@west-norfolk.gov.uk

Region: UKH16 - North and West Norfolk

Organisation type: Public authority - sub-central government