This is a published notice on the Find a Tender service: <a href="https://www.find-tender.service.gov.uk/Notice/076662-2025">https://www.find-tender.service.gov.uk/Notice/076662-2025</a>

Award

# **Facilities Management Provision**

The Secretary of State for the Home Department

UK5: Transparency notice - Procurement Act 2023 - view information about notice types

Notice identifier: 2025/S 000-076662

Procurement identifier (OCID): ocds-h6vhtk-05e7d9

Published 24 November 2025, 5:43pm

# Scope

#### Reference

Project 19703

## **Description**

This is for the provision of comprehensive hard and limited soft FM services related to site maintenance at a MOD Property including, planned and reactive maintenance, handyman services, grounds maintenance, pest control [and some other services].

# **Contract 1. Facilities Management Provision**

## **Supplier**

LANDMARC SUPPORT SERVICES LIMITED

#### **Contract value**

- £4,475,602.43 excluding VAT
- £5,370,722.91 including VAT

Above the relevant threshold

## Earliest date the contract will be signed

5 December 2025

## **Contract dates (estimated)**

- 5 December 2025 to 4 December 2026
- 1 year

## Main procurement category

Services

#### **CPV** classifications

- 50700000 Repair and maintenance services of building installations
- 77314000 Grounds maintenance services
- 45232452 Drainage works
- 90511000 Refuse collection services

- 79342300 Customer services
- 90910000 Cleaning services
- 45342000 Erection of fencing
- 45453000 Overhaul and refurbishment work

#### **Contract locations**

UK - United Kingdom

#### Other information

### Description of risks to contract performance

Value for Money: There is a risk that, due to the pace of the programme, value for money may not be achievable. This has resulted project timeframes which do not support effective commercial or financial negotiation.

Delay in Mobilisation: There is a risk that, sites are being handed over very quickly. Services being stood up may not meet delivery timelines. Delay would extend reliance on hotels and increase programme costs

Dual Provider Risk: There is a risk that disputes over accountability may arise because onsite Support Services will be provided by a different supplier. This can create operational and legal exposure.

Legal Challenge - Direct Award for hard FM only: There is a medium high risk (50% to 70% and amber) that a procurement law challenge could be successful if brought.

## Conflicts assessment prepared/revised

Yes

### **Procedure**

### Procedure type

Direct award

### **Direct award justification**

Single supplier - technical reasons

The site related to the contract is an existing MOD Property, which the Home Office will occupy for a limited 12-month duration. Landmarc is the current facilities management provider for this property, and due to technical reasons associated with continuity of service and existing site-specific arrangements, only Landmarc can deliver the required services within this timeframe. There are no reasonable alternatives that can provide the necessary services without disrupting operations during this short-term occupancy. The drivers for this have been outlined below.

1. Security and System Integration

Landmarc's CAFM system is already operational across the Defence Estate and configured to meet MoD security standards, including compliance with JSP 440, DEFCON 659A, and DEFSTAN 05-138. Transitioning to a new supplier would require:

Reimplementation of ICT services including:

- Rebuilding system interfaces to meet MoD specifications.
- Revalidating software against BS EN ISO 9001 quality standards.
- Reassigning intellectual property rights and ensuring compatibility with MoD-owned software and systems.

Security vetting and onboarding of new supplier staff, including:

- SC clearance.

- Compliance with the Official Secrets Acts 1911-1989.
- Physical and communications security protocols.

A minimum 28-week mobilisation period to implement and test secure ICT environments, including cyber risk assessments and assurance questionnaires under DEFSTAN 05-138.

2. Existing Site Knowledge and Infrastructure

Landmarc has long-standing operational knowledge of the site, including its ageing and non-standard construction. Their familiarity with:

- Legacy infrastructure (e.g. vulnerable boilers, bespoke systems).
- Historical maintenance records and asset data.
- Site-specific access restrictions and MoD protocols.

This familiarity enables them to deliver services with reduced risk of failure or non-compliance. A new supplier would require extensive surveys and onboarding, increasing the risk of service disruption and liability for asset degradation.

- 3. Landmarc operates to MoD standards and is contractually bound to maintain:
- Secure handling of Official-Sensitive information (excluding Secret material).
- Compliance with MoD cyber security protocols and reporting obligations.
- Full traceability of staff access and vetting records, including SC clearance.
- Seamless data continuity and handover processes aligned with MoD expectations.

Data continuity and handover involves:

- Assignment of intellectual property rights and licences to ensure uninterrupted access to systems and data.
- Maintenance of a secure ICT environment and rolling maintenance schedule to avoid data loss or corruption.
- Compliance with open standards and readiness for open-source publication where required.
- Preservation of MoD Identifiable Information for up to 6 years post-contract for audit and

continuity.

As the incumbent supplier is being retained, there will be no gap in data records or system continuity during the Home Office's 12-month occupancy of the site. This ensures the site remains compliant and ready for return to MoD control without degradation of standards or data loss.

4. Operational Efficiency and Risk Mitigation

Retaining Landmarc avoids:

Duplication of mobilisation activities such as:

- Initial site surveys (typically 4-6 weeks).
- Asset register creation (8-12 weeks depending on site complexity).
- System configuration and testing (12-16 weeks).
- Security vetting and onboarding (minimum 6-8 weeks for SC clearance).

Risks associated with onboarding a new supplier unfamiliar with MoD protocols and site-specific constraints.

Potential delays in service delivery due to ICT integration, cyber assurance, and physical security compliance.

Landmarc's embedded systems and trained personnel ensure uninterrupted service delivery and compliance with all contractual obligations under RM6155.

# **Supplier**

#### LANDMARC SUPPORT SERVICES LIMITED

• Companies House: 04396241

Level 12, The Shard, 32 London Bridge Street

London

SE1 9SG

**United Kingdom** 

Email: enquiries@landmarcsolutions.com

Region: UKI44 - Lewisham and Southwark

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1. Facilities Management Provision

# **Contracting authority**

# The Secretary of State for the Home Department

• Public Procurement Organisation Number: PWGC-6513-PQLZ

2 Marsham Street

London

SW1P 4DF

**United Kingdom** 

 $\textbf{Email:} \underline{collective accommodation planning@homeoffice.gov.uk}$ 

Region: UKI32 - Westminster

Organisation type: Public authority - central government