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Tender

Asbestos Surveys, Testing and Services and Asbestos Abatement Works

THE GUINNESS PARTNERSHIP LIMITED

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-079028

Procurement identifier (OCID): ocids-h6vhtk-05ed34

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Scope

Description

This tender comprises two national lots, both in relation to Asbestos Services/Works, as detailed below:

Lot 1: Asbestos Surveying and Testing Services:

- Carrying out cyclical surveying and re-inspection programmes to fulfil compliance requirements
- Carrying out ad-hoc sampling/survey requests and programmes for planned, void, and responsive works
- Providing survey data and documents to ensure TGP asset management system is updated
- Carrying out air monitoring services following asbestos abatement works
- Leading on asbestos incidents and acting as first point of call to triage incidents

Lot 2: Asbestos Abatement Works:

- Carrying out licensed, notifiable non-licensed, and non-licensed asbestos abatement works for planned, void and responsive works
- Providing completion packs to ensure TGP asset management system can be updated

Each lot is for the provision of National Services/Works. Bidders must clearly indicate the contract lot(s) for which they are submitting a tender in the Tender Certificate.

There are no restrictions on the number of lots a bidder may submit a tender for; however, a bidder will be awarded no more than one (1) lot.

In the event that a single bidder achieves the highest overall evaluation score for both lots, Lot 2 shall take precedence. In such circumstances, the bidder will be awarded Lot 2, and Lot 1 will be awarded to the next highest-ranked tenderer for that lot.

A separate contract will be awarded for each lot, and each lot shall be awarded to one bidder.

Total value (estimated)

- £5,083,333.33 excluding VAT
- £6,100,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

The contracts will be awarded for an initial term of three (3) years, with the option to extend for up to two (2) additional one-year periods at the sole discretion of Guinness.

Main procurement category

Services

Additional procurement category

Works

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Lot constraints

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Each lot is for the provision of National Services/Works. Bidders must clearly indicate the contract lot(s) for which they are submitting a tender in the Tender Certificate.

There are no restrictions on the number of lots a bidder may submit a tender for; however, a bidder will be awarded no more than one (1) lot.

In the event that a single bidder achieves the highest overall evaluation score for both lots, Lot 2 shall take precedence. In such circumstances, the bidder will be awarded Lot 2, and Lot 1 will be awarded to the next highest-ranked tenderer for that lot.

A separate contract will be awarded for each lot, and each lot shall be awarded to one bidder.

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Asbestos Surveying and Testing Services

Description

- Carrying out cyclical surveying and re-inspection programmes to fulfil compliance requirements
- Carrying out ad-hoc sampling/survey requests and programmes for planned, void, and responsive works
- Providing survey data and documents to ensure TGP asset management system is updated
- Carrying out air monitoring services following asbestos abatement works

- Leading on asbestos incidents and acting as first point of call to triage incidents

Lot value (estimated)

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

CPV classifications

- 71600000 - Technical testing, analysis and consultancy services
- 71900000 - Laboratory services
- 90650000 - Asbestos removal services
- 90700000 - Environmental services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Asbestos Abatement Works

Description

- Carrying out licensed, notifiable non-licensed, and non-licensed asbestos abatement works for planned, void and responsive works
- Providing completion packs to ensure TGP asset management system can be updated

Lot value (estimated)

- £2,083,333.33 excluding VAT
- £2,500,000 including VAT

CPV classifications

- 45262660 - Asbestos-removal work
- 90700000 - Environmental services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. Asbestos Surveying and Testing Services

Lot 2. Asbestos Abatement Works

Turnover -

Evidence of the Participant's economic and financial standing to deliver the Contract by satisfying the following criteria:

- Lot 1: Minimum turnover of £1,300,000 for each of the last 3 accounting periods (or for the period available if less than three years of trading)
- Lot 2: Minimum turnover of £900,000 for each of the last 3 accounting periods (or for the period available if less than three years of trading)

Economic and Financial Standing -

Evidence of the Participant's economic and financial standing to deliver the Contract by satisfying both of the following criteria:

- A "Risk Assessment Report" will be carried out through Dun and Bradstreet. Participants must have an Impact of Supplier Failure Score of 50 or above.

Where a Participant fails to meet the risk assessment criteria and or the turnover requirement, a further financial assessment will be conducted. The assessment will consist of applying recognised accounting ratios, as shown in Appendix B, to understand a Participant's financial health. Each ratio will be rated either red, amber, neutral or green depending on the outcome of the ratio. The assessment of red, neutral or green for each ratio is shown in Appendix B.

A supplier will be awarded a "fail" score where Guinness identifies through its assessment that the Participant's accountancy ratios flag one or more 'Red' risk indicators. Guinness reserves the right to reject from this process Participants that are awarded one "fail" score.

Guinness may, however, at its discretion at this stage carry out further enquiries into the Participant's financial position. Taking into account the context of the risk, the availability and the appropriateness, affordability and reasonableness of any risk mitigation measures, Guinness will make a final decision on whether the Participant's financial risk position is acceptable within this context.

Where a Participant is relying on another member of the bidding group/consortium or any subcontractors or other security to meet the economic and financial standing criteria, confirmation that the relevant person or entity is willing to provide a guarantee or other security if required.

Guinness reserves the right to reassess the Participant's Economic and Financial Standing throughout the procurement process and/or Contract term. Any successful supplier will be subject to a further financial assessment as described above, prior to any award of contract.

Insurance -

Commitment that the Participant can secure insurances as follows:

- o Employers Liability insurance of £5 million (five million pounds) for each and every claim (Question 7.1a);
- o Public Liability Insurance of £10 million (ten million pounds) in the aggregate over any

period of 12 months (Question 7.1b);

o Professional Indemnity Insurance of £2 million (two million pounds) in the annual aggregate (Question 7.1c);]

Technical ability conditions of participation

Lot 1. Asbestos Surveying and Testing Services

Lot 2. Asbestos Abatement Works

Technical and Professional Ability -

Evidence that the Participant can meet the technical and professional ability criteria set out in the Procurement Documents, evidenced through the Participant either:

- Having delivered at least three previous or current national contracts of a relevant size, geographies, scope and nature, including planned and reactive activities, relevant to the Contract being tendered. Examples to be from the past three years. Older examples may be considered where necessary. Where bidding as a group / consortium, examples should be where one or more group / consortium members have delivered similar requirements. If this is not possible, up to three examples should be provided from the principal members of the group. Where a Participant is proposing to subcontract a portion of the contract, provide relevant examples where one or more of the essential subcontractors have delivered similar requirements (separate examples are not required from each subcontract).

Or,

- Where the Participant cannot provide at least one example which otherwise provides a sufficient level of evidence, that the Participant is able to demonstrate the required professional and technical capacity to deliver the Contract requirements through other means. And,

- If sub-contracting, demonstration that the Participant has appropriate arrangements and supply chain management tracking systems in place for maintaining a healthy supply chain, ensuring performance of the contract and adherence to the UK Prompt Payment Code (or equivalent schemes) (Q6.3).

Organisational Standards -

For this process, Participants must have the following:

Lot 1_ Asbestos Surveying and Testing Services:

- ISO/IEC 17020 for asbestos inspection and surveying (as defined in HSG264),
- ISO/IEC 17025 for asbestos testing and analysis (as defined in HSG248)
- ISO14001,
- ISO45001,
- ISO9001

Lot 2_ Asbestos Abatement Work:

- HSE Asbestos Licence under Regulation 8 of the Control of Asbestos Regulations 2012 (issued for a minimum of 2 year)
- ISO14001,
- ISO45001,
- ISO9001

Particular suitability

Lot 1. Asbestos Surveying and Testing Services

Lot 2. Asbestos Abatement Works

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

2 January 2026, 12:00pm

Tender submission deadline

9 January 2026, 12:00pm

Submission address and any special instructions

<https://supplierlive.proactisp2p.com/Account/Login>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 February 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Cost	Cost	40%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

THE GUINNESS PARTNERSHIP LIMITED

- Companies House: IP031693
- Public Procurement Organisation Number: PBNQ-4523-TMYT

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United Kingdom

Email: procurement@guinness.org.uk

Region: UKI31 - Camden and City of London

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)