

# 2122-0317 Specialist Cleaning and Site Security

Islington Council invites suitable expressions of interest from suppliers for the provision of specialist cleaning and site security.

Islington Council is seeking to appoint one contractor. The arrangement will be monitored against a range of outcome based indicators which the provider will be expected to achieve. The details of these indicators will be included within the contract specification and the successful organisation will need to demonstrate they have the capability and capacity to meet these requirements.

## Current status / Background

Islington Council's in-house repairs and maintenance team requires support from a single Contractor to provide borough-wide specialist cleaning and site security service for its vacant and tenanted properties.

The stock comprises approximately 23,634 rented and 10,097 leaseholder units. About 4,000 Private Finance Initiative (PFI) street properties have also returned to the Council at the beginning of April 2022.

The street properties comprise Georgian, Victorian and Edwardian built houses. Some are listed buildings and/or located within conservation areas.

## The requirement

This contract is to provide a specialist cleaning and site security service; examples of work which may be carried out under the Contract include, but are not limited to:

### **A. Environmental cleans such as:**

- Cleaning the areas affected by back surges from soil pipes and drains (including removal of soiled goods such as carpets)
- Cleaning Blood/Body Fluid from accident scenes
- Graffiti removal and Power washes (excluding estates and communal areas)
- Safe removal of sharp objects (such as needles, syringes etc.) from communal areas

**B. Cleaning relating to insects, squirrels and pigeons infestations in communal areas, including:**

- Removing droppings/feathers/general remains and detritus
- Undertaking a thorough environmental clean and sanitisation of the affected area
- Implementing preventive measures that minimise the possibility of return, including: surveys, advice, installation of control measures (i.e. netting/ spikes/traps;), fixing/securing doors and hatches etc.

**C. Emergency and responsive site security including:**

- Installing steel windows and security doors (on empty or vandalised properties)
- Installing temporary metal fencings (such as metal mesh and Heras Fencing)
- Providing security guards (with and without dogs) to guard empty/damaged properties and to protect the operatives from potential violence from members of the public

## Lots

Islington Council is seeking to appoint one contractor to provide all required across the whole borough. No lots are required.

## TUPE [Transfer of Undertakings (Protection of Employment) Regulations]

Potential providers must be aware that TUPE may or may not apply to this service. Further details will be available in the invitation to tender.

## Contract Period

The contract period will be for 24 months from an estimated start date of August 2022 with an to extend for a further three (3) periods of up to twelve (12) months each, subject to satisfactory performance and available funding.

## Contract Value

The maximum available budget for this contract is £425,000 over the maximum sixty (60) months term of the contract. This is based on £85,000 per annum.

**Any bids over this amount will be disqualified.**

## Award criteria

The contract will be awarded to the Most Economically Advantageous Tender (MEAT) in accordance with the Public Contracts Regulations. MEAT for this contract is quality 50% and cost 50%. Tender submissions must score a minimum of three (3) points for each quality question. Further details will be provided in the invitation to tender.

### **Cost 50%**

### **Quality 50%**

#### **Quality made up of:**

Proposed approach to social value 20%

Proposed approach to delivering environmental cleans 10%

Proposed approach to delivering cleaning relating to insects, squirrels and pigeons' infestations in communal areas 10%

Proposed approach to delivering emergency and responsive site security 10%

### **Total 100%**

Tenderers should be aware that we reserve the right to hold site visits and/or presentations and/or interviews during the tender process. Site visits and/or presentations and/or interviews will be for verification/clarification purposes of the written submission.

## Procurement Process

This contract is over the threshold at which we are required to publish public procurement notices for new procurements to the UK e-notification service, Find a Tender (FTS).

This contract will be procured using the Open Procedure. The Open Procedure means that all bidders who successfully express an interest will automatically be invited to tender and have access to the tender documents. Those who submit a tender and meet the minimum requirements will have their full tender, method statements and pricing evaluated.

## How to express an interest

If you wish to apply for this contract please follow the steps below:

Register your company free of charge via the [London Tenders Portal](#).

Await acceptance. You will receive an email confirming your username and password.

Use your username and password to log into the London Tenders Portal and express your interest in 2122-0317- Specialist Cleaning and Site Security.

90910000 (cleaning services), 79710000 (security services) and 90920000 (facility related sanitation services).

Shortly after you have expressed interest, you will receive a second email containing a link to access the tender documents.

## Deadlines

The deadline for expressions of interest is: 11.59am on Monday 6 June 2022

Submission of Tender documents by: 12 noon on Monday 6 June 2022

Late submissions will not be accepted.

## Additional information

- Islington Council and its partners are committed to work towards a 'Fairer Islington', for more information see [www.islington.gov.uk](http://www.islington.gov.uk).
- Please **do not** include any publicity material with your submissions.
- Islington Council aims to provide equality of opportunity and welcomes applicants who meet the qualitative selection criteria from black and minority ethnic communities and disabled groups.
- The Council encourages all types of organisation who meet the qualitative selection criteria including Voluntary and Community Sector (VCS) organisations, Social Enterprises or not for profit enterprises and small to medium enterprises (SME) to tender.
- Your submission will be marked in stages. Only applicants who meet the requirements at each stage will progress to the next stage. Further details will be contained in the tender documents.
- Please include the Contract Number of this tender process when communicating with the Council in any way.
- All questions relating to this contract should be raised via the question and answer section of the relevant contract on the London Tenders Portal. Please do not contact any officer of the council directly.
- Applicants are advised that all costs incurred either directly or indirectly in preparation, submission or otherwise related to this advertisement will be borne by them, and in no circumstances will the council be responsible for any such costs. Applicants are also advised that the council at its sole discretion acting reasonably and in good faith reserves the right to abandon the procurement at any stage prior to contract award.

- As part of a commitment to transparency the council is now publishing all spend over £500 each month. This includes spend on contracts, so the successful contractor should expect details of spend against the contract to appear on the council website [Islington Council: Council contracts](#). The council is also committed to publishing tender and contract documentation after contract award stage. Commercially sensitive information will be redacted from documentation. What constitutes commercially sensitive information is a matter for the council's sole discretion. However, tenderers will be invited to identify information they consider to be commercially sensitive in their tender return and this will be taken into account in the council forming a view.