

**United Kingdom-Derbyshire: Cleaning and sanitation services**  
**OJ S 243/2020 14/12/2020**  
**Contract award notice**  
**Services**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Efficiency East Midlands Ltd  
Postal address: Unit 3 Maisies Way, The Village  
Town: Derbyshire  
NUTS code: UK United Kingdom  
Postal code: DE55 2DS  
Country: United Kingdom  
Contact person: Amy  
E-mail: [tenders@eem.org.uk](mailto:tenders@eem.org.uk)  
Telephone: +44 1246395610  
**Internet address(es):**  
Main address: <http://eem.org.uk/>

**I.2. Information about joint procurement**

The contract is awarded by a central purchasing body

**I.4. Type of the contracting authority**

Body governed by public law

**I.5. Main activity**

General public services

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**Section II: Object**

**II.1. Scope of the procurement**

**II.1.1. Title**

Void Property Services Framework  
Reference number: EEM0071

**II.1.2. Main CPV code**

90900000 Cleaning and sanitation services

**II.1.3. Type of contract**

Services

**II.1.4. Short description**

Efficiency East Midlands Ltd (EEM) is a not for profit consortium which establishes and manages a range of framework and dps agreements. Our membership has now grown to 214 public sector organisations including housing associations and ALMO's, local authorities, NHS trusts, education providers, emergency services, government agencies and charities. EEM

have also established a formal collaboration with three like-minded procurement consortia — Westworks, South East Consortium and Advantage South West.

EEM conducted this tender exercise to procure a void property services framework. The framework award is based on the following core service lots:

Lot 1: Void Property Cleaning and Clearing;

Lot 2: Void Property Security Services;

Lot 3: Total Void Property Management Services.

Each lot described above has six geographical sublots as described within this notice.

#### **II.1.6. Information about lots**

This contract is divided into lots: yes

#### **II.1.7. Total value of the procurement**

Lowest offer: 50 355,00 GBP / Highest offer: 1 723 249,00 GBP taken into consideration

### **II.2. Description**

#### **II.2.1. Title**

Void Property Cleaning and Clearing

Lot No: Lot 1 East Midlands

#### **II.2.2. Additional CPV code(s)**

90911100 Accommodation cleaning services, 90910000 Cleaning services, 90900000 Cleaning and sanitation services

#### **II.2.3. Place of performance**

NUTS code: UK United Kingdom

#### **II.2.4. Description of the procurement**

Efficiency East Midlands (EEM Ltd) conducted this tender exercise on behalf of our membership to establish a void property services framework. Contractors appointed to Lot 1 East Midlands will support members by offering a responsive property cleaning and clearance solution to help contracting authorities manage and bring void properties back to acceptable conditions in accordance with their internal re-let standards and policies.

Lot 1: Void Property Cleaning and Clearing covers but is not limited to the following services:

- builders clean;
- light/sparkle property cleaning;
- deep/heavy property cleaning;
- environmental and specialist cleaning;
- priority property cleaning;
- additional cleaning services; and
- internal property clearances;
- property garden clearances to include front, side and back garden including bin store areas and sheds;
- loft, cellar and garage clearances;
- clearing and disposal of general waste;
- clearing and disposal of hazardous and bio-hazardous waste;
- clearing and disposal of waste electrical and electronic equipment (WEEE Waste);
- one-off and ad-hoc clearing and disposal services including attendance to fly tipped waste;
- additional waste clearance requirements.

All of the services described above are mandatory elements covered by lot 1 of the framework. Contractors appointed to the framework are able to deliver all elements of the works required under the specification for lot 1.

Lot 1 was tendered and awarded based on geographical sub-lots and contractors appointed to each geographical sub-lot can cover a minimum of three regions/counties covered by the geographical sub-lot.

Sub-lot 1: East Midlands,

Sub-lot 2: West Midlands,

Sub-lot 3: South West,

Sub-lot 4: London and the South East,

Sub-lot 5: The North,

Sub-lot 6: National Coverage.

The framework has been procured by Efficiency East Midlands Ltd (EEM Ltd) on behalf of their members and the other organisations described in Section VI.3) as being authorised users. The call-off contracts to be awarded pursuant to the framework agreements to be entered at conclusion of the procurement exercise may extend for a duration of up to 2 years beyond expiry of the 4-year framework term. The estimated lot value as described in V.2.4 takes into account the full framework term, the possibility that the EEM membership may grow over the framework lifetime and the geographical sub-lots.

#### **II.2.5. Award criteria**

Quality criterion - Name: Minimum requirements assessment (pass/fail) / Weighting: 0

Quality criterion - Name: Method statement assessment questions / Weighting: 40 %

Cost criterion - Name: Cleaning, clearance and garden clearances rates / Weighting: 20 %

Cost criterion - Name: Cleaning and clearance scenario / Weighting: 40 %

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

##### **II.2. Description**

##### **II.2.1. Title**

Void Property Security Services

Lot No: Lot 2

##### **II.2.2. Additional CPV code(s)**

35120000 Surveillance and security systems and devices, 35121000 Security equipment, 35121300 Security fittings, 35121700 Alarm systems, 44212329 Security screens, 79710000 Security services, 79711000 Alarm-monitoring services, 79713000 Guard services, 79715000 Patrol services

##### **II.2.3. Place of performance**

NUTS code: UK United Kingdom

##### **II.2.4. Description of the procurement**

Efficiency East Midlands (EEM) conducted this tender exercise on behalf of our membership to establish a void property services framework. Lot 2 will support members with the provision

of a range of security services by means of installation, monitoring and responsive security services to prevent trespass, unauthorised access, vandalism, and theft whilst properties are empty.

Lot 2: Void Property Security Services covers but is not limited to the following services:

- supply, installation, and removal of on hire demountable screens and doors;
- supply and installation of de-mountable screens and doors on an outright purchase basis;
- non demountable pre-demolition security screens on an outright purchase basis;
- supply, installation, and removal of net curtains on a hire basis;
- supply and installation of net curtain on an outright purchase basis;
- responsive out of hours service for security screens;
- boarding up services including emergency boarding and glazing;
- temporary steel security keyed or keyless doors (on hire or purchase);
- temporary alarms system with multiple detectors on hire;
- temporary alarm system monitoring and response service from alarm response centre (ARC);
- static guarding and mobile patrol services including full safety checks to ensure the property is secure;
- end of tenancy door lock changes;
- mobile CCTV towers;
- additional security service such as vacant property guardian, Bluetooth key safes and doors, meter box covers, letter box seals, CCTV solutions;
- any other security services as required by our contracting authorities.

All of the services described above are mandatory elements covered by lot 2 of the framework. Contractors appointed to the framework are able to deliver all elements of the works required under the specification for lot 2.

Lot 2 was tendered and awarded based on geographical sub-lots and contractors appointed to each geographical sub-lot can cover a minimum of 3 regions/counties covered by the geographical sub-lot.

Sub-lot 1: East Midlands,

Sub-lot 2: West Midlands,

Sub-lot 3: South West,

Sub-lot 4: London and the South East,

Sub-lot 5: The North,

Sub-lot 6: National Coverage.

The framework has been procured by Efficiency East Midlands Ltd (EEM Ltd) on behalf of their members and the other organisations described in section VI.3) as being authorised users. The call-off contracts to be awarded pursuant to the framework agreements to be entered at conclusion of the procurement exercise may extend for a duration of up to 2 years beyond expiry of the 4-year framework term. The estimated lot value as described in V.2.4) takes into account the full framework term, the possibility that the EEM membership may grow over the framework lifetime and the geographical sub-lots.

#### **II.2.5. Award criteria**

Quality criterion - Name: Minimum requirements assessment (pass/fail) / Weighting: 0

Quality criterion - Name: Method statement assessment questions / Weighting: 40 %

Cost criterion - Name: Void property security services rates / Weighting: 20 %

Cost criterion - Name: Void property security scenario / Weighting: 40 %

#### **II.2.11. Information about options**

Options: no

#### **II.2.13.**

## Information about European Union funds

The procurement is related to a project and/or programme financed by European Union funds:  
no

### II.2.14. Additional information

#### II.2. Description

##### II.2.1. Title

Total Void Property Management Services  
Lot No: Lot 3

##### II.2.2. Additional CPV code(s)

35120000 Surveillance and security systems and devices, 35121000 Security equipment, 35121300 Security fittings, 35121700 Alarm systems, 44212329 Security screens, 65500000 Meter reading service, 70331000 Residential property services, 71315400 Building-inspection services, 79510000 Telephone-answering services, 79512000 Call centre, 79710000 Security services, 79711000 Alarm-monitoring services, 79713000 Guard services, 90700000 Environmental services, 90721000 Environmental safety services, 90900000 Cleaning and sanitation services, 90910000 Cleaning services, 90911100 Accommodation cleaning services , 90922000 Pest-control services, 79715000 Patrol services

##### II.2.3. Place of performance

NUTS code: UK United Kingdom

##### II.2.4. Description of the procurement

Efficiency East Midlands (EEM) conducted this tender exercise on behalf of our membership to establish a void property services framework to support members with the provision of a responsive void property management service.

Lot 3 is to encapsulate work streams from lot 1 and lot 2, into a total void property services management solution, including but not limited to the below services:

- out of hours call handling facility;
- vacant property inspections, inventory, and condition reporting;
- water system drain down;
- utility turn off and reinstatement;
- pest control services;
- safe return to work solutions;
- any other services associated with void property management services.

It is intended that contracting authorities will utilise lot 3 where multiple services are required and where contracting authorities would like one contractor to manage all their void property requirements under one contract. Through this lot EEM are trying to provide contracting authorities a full turnkey approach to their void property management (minus any repairs and maintenance), ensuring a smooth and efficient service to meet their individual turnaround times. Whilst this is the intention, there may be occasions when a contracting authority wishes to call off one single service that is only covered by lot 3.

All of the services described above are mandatory elements covered by lot 3 of the framework. Contractors appointed to the framework are able to deliver all elements of the works required under the specification for lot 3.

Lot 3 was tendered and awarded based on geographical sub-lots and contractors appointed to each geographical sub-lot can cover a minimum of three regions/counties covered by the geographical sub-lot.

Sub-lot 1: East Midlands,

Sub-lot 2: West Midlands,  
Sub-lot 3: South West,  
Sub-lot 4: London and the South East,  
Sub-lot 5: The North,  
Sub-lot 6: National Coverage.

The framework has been procured by Efficiency East Midlands Ltd (EEM Ltd) on behalf of their members and the other organisations described in section VI.3) as being authorised users. The call-off contracts to be awarded pursuant to the framework agreements to be entered at conclusion of the procurement exercise may extend for a duration of up to 2 years beyond expiry of the 4-year framework term. The estimated lot value as described in V.2.4) takes into account the full framework term, the possibility that the EEM membership may grow over the framework lifetime and the geographical sub-lots.

#### **II.2.5. Award criteria**

Quality criterion - Name: Minimum requirements assessment (pass/fail) / Weighting: 0

Quality criterion - Name: Method statement assessment questions / Weighting: 40 %

Cost criterion - Name: Total void property management services rates / Weighting: 20 %

Cost criterion - Name: Total void property management scenario / Weighting: 40 %

#### **II.2.11. Information about options**

Options: no

#### **II.2.13. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

#### **II.2.14. Additional information**

### **Section IV: Procedure**

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#### **IV.1. Description**

##### **IV.1.1. Type of procedure**

Open procedure

##### **IV.1.3. Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

##### **IV.1.8. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

#### **IV.2. Administrative information**

##### **IV.2.1. Previous publication concerning this procedure**

Notice number in the OJ S: [2020/S 132-325157](#)

##### **IV.2.8. Information about termination of dynamic purchasing system**

##### **IV.2.9. Information about termination of call for competition in the form of a prior information notice**

### **Section V: Award of contract**

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**Contract No:** EEM0071

**Lot No: Lot 1**

**Title:**

Void Property Cleaning and Clearing

A contract/lot is awarded: yes

**V.2. Award of contract**

**V.2.1. Date of conclusion of the contract**

30/11/2020

**V.2.2. Information about tenders**

Number of tenders received: 5

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: yes

**V.2.3. Name and address of the contractor**

Official name: Orbis Protect Ltd

National registration number: 02476859

Postal address: Beaufort House, Cricket Field Road

Town: Uxbridge

NUTS code: UK United Kingdom

Postal code: UB8 1QG

Country: United Kingdom

The contractor is an SME: no

**V.2.3. Name and address of the contractor**

Official name: SPS Doorguard Ltd

National registration number: SC113186

Postal address: 225 Bath Street

Town: Glasgow

NUTS code: UK United Kingdom

Postal code: G2 4GZ

Country: United Kingdom

The contractor is an SME: yes

**V.2.3. Name and address of the contractor**

Official name: VPS (UK) Ltd

National registration number: 04028962

Postal address: Broadgate House, Broadway Business Park

Town: Oldham

NUTS code: UK United Kingdom

Postal code: OL9 9XA

Country: United Kingdom

The contractor is an SME: no

**V.2.3. Name and address of the contractor**

Official name: Goshen Multiservices Ltd

National registration number: 09044840

Postal address: 16 Wheeler Close  
Town: Dartford  
NUTS code: UK United Kingdom  
Postal code: DA1 5UL  
Country: United Kingdom  
The contractor is an SME: yes

**V.2.4. Information on value of the contract/lot**

Initial estimated total value of the contract/lot: 60 000 000,00 GBP  
Lowest offer: 776 798,21 GBP / Highest offer: 1 723 249,50 GBP taken into consideration

**V.2.5. Information about subcontracting**

**Section V: Award of contract**

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**Contract No:** EEM0071

**Lot No:** Lot 2

**Title:**

Void Property Security Services

A contract/lot is awarded: yes

**V.2. Award of contract**

**V.2.1. Date of conclusion of the contract**

30/11/2020

**V.2.2. Information about tenders**

Number of tenders received: 6  
Number of tenders received from SMEs: 3  
Number of tenders received from tenderers from other EU Member States: 0  
Number of tenders received from tenderers from non-EU Member States: 0  
Number of tenders received by electronic means: 6  
The contract has been awarded to a group of economic operators: yes

**V.2.3. Name and address of the contractor**

Official name: Orbis Protect Ltd  
National registration number: 02476859  
Postal address: Beaufort House, Cricket Field Road  
Town: Uxbridge  
NUTS code: UK United Kingdom  
Postal code: UB8 1QG  
Country: United Kingdom  
The contractor is an SME: no

**V.2.3. Name and address of the contractor**

Official name: VPS (UK) Ltd  
National registration number: 04028962  
Postal address: Broadgate House, Broadway Business Park  
Town: Oldham  
NUTS code: UK United Kingdom  
Postal code: OL9 9XA

Country: United Kingdom  
The contractor is an SME: no

**V.2.3. Name and address of the contractor**

Official name: SPS Doorguard Ltd  
National registration number: SC113186  
Postal address: 225 Bath Street  
Town: Glasgow  
NUTS code: UK United Kingdom  
Postal code: G2 4GZ  
Country: United Kingdom  
The contractor is an SME: yes

**V.2.3. Name and address of the contractor**

Official name: Profile Security Services Ltd  
National registration number: 2371997  
Postal address: Stable Yard  
Town: Barrow-Upon-Humber  
NUTS code: UK United Kingdom  
Postal code: DN19 7DZ  
Country: United Kingdom  
The contractor is an SME: no

**V.2.3. Name and address of the contractor**

Official name: Guarding Professionals Ltd  
National registration number: 07282373  
Postal address: Unit 30 The Business Innovation Centre 1 Electric Avenue  
Town: Enfield  
NUTS code: UK United Kingdom  
Postal code: EN3 7XU  
Country: United Kingdom  
The contractor is an SME: yes

**V.2.3. Name and address of the contractor**

Official name: GMS Property Services Ltd  
National registration number: 02972523  
Postal address: One Central Boulevard, Blythe Valley Business Park  
Town: Solihull  
NUTS code: UK United Kingdom  
Postal code: B90 8BG  
Country: United Kingdom  
The contractor is an SME: yes

**V.2.4. Information on value of the contract/lot**

Initial estimated total value of the contract/lot: 30 000 000,00 GBP  
Lowest offer: 50 354,76 GBP / Highest offer: 168 710,45 GBP taken into consideration

**V.2.5. Information about subcontracting**

**Section V: Award of contract**

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**Contract No:** EEM0071

**Lot No: Lot 3**

**Title:**

Total Void Property Management Services

A contract/lot is awarded: yes

**V.2. Award of contract**

**V.2.1. Date of conclusion of the contract**

30/11/2020

**V.2.2. Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: yes

**V.2.3. Name and address of the contractor**

Official name: Orbis Protect Ltd

National registration number: 02476859

Postal address: Beaufort House, Cricket Field Road

Town: Uxbridge

NUTS code: UK United Kingdom

Postal code: UB8 1QG

Country: United Kingdom

The contractor is an SME: no

**V.2.3. Name and address of the contractor**

Official name: SPS Doorguard Ltd

National registration number: SC113186

Postal address: 225 Bath Street

Town: Glasgow

NUTS code: UK United Kingdom

Postal code: G2 4GZ

Country: United Kingdom

The contractor is an SME: yes

**V.2.3. Name and address of the contractor**

Official name: VPS (UK) Ltd

National registration number: 04028962

Postal address: Broadgate House, Broadway Business Park

Town: Oldham

NUTS code: UK United Kingdom

Postal code: OL99XA

Country: United Kingdom

The contractor is an SME: no

**V.2.4. Information on value of the contract/lot**

Initial estimated total value of the contract/lot: 60 000 000,00 GBP

Lowest offer: 390 188,00 GBP / Highest offer: 542 556,00 GBP taken into consideration

## V.2.5. Information about subcontracting

### Section VI: Complementary information

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#### VI.3. Additional information

The call-off contracts to be awarded pursuant to the framework agreements to be entered at conclusion of the procurement exercise may extend for a duration of up to 2 years beyond expiry of the 4-year framework term. Please note that the total potential value of GBP 150 000 000 is in relation to the full 4-year framework and is split as follows:

Lot 1: Void Property Cleaning and Clearing GBP 60 000 000;

Lot 2: Void Property Security Services GBP 30 000 000;

Lot 3: Total Void Property Management Services GBP 60 000 000.

The total framework value also takes into consideration that the EEM membership may grow over the framework lifetime.

This framework is being procured by Efficiency East Midlands Ltd (EEM) on behalf of their members and the other organisations described below as being authorised users. The following contracting authorities will be entitled to agree and award contracts under this framework agreement:

- 1) Any Member of EEM which for the avoidance of doubt currently includes three partner consortia — Westworks, Advantage South West and South East Consortium. A full list of current members is available at [www.eem.org.uk](http://www.eem.org.uk)
- 2) Any future member of EEM or our partner consortia, and in all cases being an organisation which has applied to join EEM or our partner consortia in accordance with the applicable constitutional documents:
- 3) An EEM participant being an organisation which is neither a current or EEM member (as defined at 1 above) nor a future member of EEM (as defined at 2 above) based within England and Wales which owns and/or maintains/manages housing stock in one or more geographic area in which it operates and/or is an NHS Trust (which includes acute trusts, mental health trusts, care service trusts and ambulance trusts) or an organisation, police authority, fire authority, ambulance trust, university, higher/further education college, school or academy or other public sector organisation.

Further details regarding the authorised users of this framework can be found in the ITT documents.

#### VI.4. Procedures for review

##### VI.4.1. Review body

Official name: Efficiency East Midlands Ltd

Postal address: Unit 3 Maisies Way, the Village

Town: Derbyshire

Postal code: DE55 2DS

Country: United Kingdom

E-mail: [amy@eem.org.uk](mailto:amy@eem.org.uk)

Telephone: +44 1246395610

##### VI.4.2. Body responsible for mediation procedures

Official name: Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Telephone: +44 2079476000

**VI.4.4. Service from which information about the review procedure may be obtained**

Official name: The Cabinet Office

Postal address: Correspondence Team, Cabinet Office, Whitehall

Town: London

Postal code: SW1A 2AS

Country: United Kingdom

Telephone: +44 2072761234

**VI.5. Date of dispatch of this notice**

09/12/2020