

# EFM5059 LU

Estates and Facilities Management

Contracting Authority LUPC  
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## Key Information

Framework Start Date 08/11/2021

Current End Date 07/11/2025

## Framework Suppliers

19

Atlas Workplace Services Limited  
BTU Limited  
Bidvest Noonan (UK) Limited  
CBRE Ltd  
CLC facilities Ltd  
Carlisle Support Services  
Churchill Contract Services Ltd  
City Group Security Limited  
Equans E&S Solutions Limited  
G4S Secure Solutions (UK) Limited  
ISS Mediclean Limited  
Just Ask Estate Services Ltd.  
K&T Heating Services Ltd  
Mulalley & Co Ltd  
Nviro Ltd  
OCS Integrated Solutions Ltd  
OCS UK&I Ltd (formerly Atalian Servest)  
Property Facilities Group Ltd  
Sykes & Son

## Scope of Requirements

View this presentation, delivered by LUPC Senior Category Manager Julie Gooch, which outlines the key aspects of the framework including the benefits, what's new and how to call-off.

This Framework Agreement has been divided into the following Lots:

Lot 1a – Estates maintenance & Minor works one stop shop.

This lot includes:

Fabric maintenance – Covering every aspect of the building that is not covered under the specialisations of electrical or mechanical services. Includes roofing, flooring, glazing, building works, drainage, landscaping, joinery, tiling, ceilings, access doors, plastering & painting.

Mechanical and Electrical & Public Health (MEP) Maintenance – Covering equipment as listed in BESA SGF20 Core and Specialist services, Catering and Access equipment and lifts. List of Schedules ([sfg20.co.uk](http://sfg20.co.uk))

Minor works - Minor construction works, simple internal and external refurbishment works, fabric works, roofing work, building alteration work, building extension work, electrical works, mechanical works, insulation works, plumbing & sanitary works, HVAC (heating ventilation & air-conditioning) works, fencing works, plastering, flooring, joinery & carpentry, partitioning, decorating, painting, glazing, iron monger works, path & road works, listed building works.

M&E Minor works – Covering Mechanical & electrical installations – Heating systems and boilers, cooling, ventilation, air conditioning, refrigeration, cold rooms, ductwork and exhaustion, electrical wiring, security systems.

Lot 1b - M&E Planned & reactive maintenance.

This lot includes: Mechanical and Electrical Maintenance (as defined under Lot 1a above)

Lot 1c - M&E Minor Works

This lot includes: M&E Minor works (as defined under Lot 1a above)

Lot 1d – Minor works (up to £500k per project)

This lot includes: Minor works - (as defined under Lot 1a above)

Lot 2 - Security Services: Guarding and Reception

This lot includes: Guarding, reception services, patrolling, access control, incident management, CCTV monitoring, security systems management (monitoring & responding to alarms), lift incident management (monitoring & responding to lift alarms), door supervision and event/ad-hoc security, and cash handling & key holding.

Lot 3- Cleaning Services

This lot includes: General routine cleaning, periodic cleaning (deep cleaning & cleaning post student/staff vacating accommodation, carpet cleaning etc.), window blind & curtain cleaning, internal windows (low level), waste removal to cover general building and accommodation. Associated support services - pest control, feminine hygiene, washroom services, porterage, high level cleaning (inc. regular & one-off), window cleaning (external & high level).

Lot 4- Bundled FM Services.

A fully bundled service covering all Estates Maintenance & minor works, Cleaning and Security as described in Lots 1a – 1d, 2 & 3 above.

## Lot Information

### 4 : Bundled FM

ISS Mediclean Limited  
OCS Integrated Solutions Ltd

### 3 : Cleaning Service

Bidvest Noonan (UK) Limited  
Churchill Contract Services Ltd  
Just Ask Estate Services Ltd.  
Nviro Ltd  
OCS UK&I Ltd (formerly Atalian Servest)

### 2 : Security Service.

Bidvest Noonan (UK) Limited  
Carlisle Support Services  
Churchill Contract Services Ltd  
City Group Security Limited  
G4S Secure Solutions (UK) Limited

### 1d : Minor Works

CBRE Ltd  
Mulalley & Co Ltd  
Property Facilities Group Ltd  
Sykes & Son

### 1b : M&E Planned & reactive maintenance

BTU Limited  
CLC facilities Ltd  
OCS UK&I Ltd (formerly Atalian Servest)  
Sykes & Son

### 1a : Estate's maintenance & Minor works one stop shop

Atlas Workplace Services Limited  
CBRE Ltd  
Equans E&S Solutions Limited  
OCS UK&I Ltd (formerly Atalian Servest)  
Sykes & Son

### 1c : M&E Minor works

BTU Limited  
K&T Heating Services Ltd  
Sykes & Son

## Accessibility

Members of the following organisations can access this framework agreement:  
London Universities Purchasing Consortium (LUPC)

Southern Universities Purchasing Consortium (SUPC) - Members within the London and Southeast (Kent, East Sussex, West Sussex, Surrey, Hampshire, Berkshire, Oxfordshire, Buckinghamshire, Hertfordshire, Bedfordshire, and Essex) can use this agreement by becoming an Associate Member of LUPC at no charge.

## Call Off Method

Call-off from this framework agreement is by means of mini competition.

Detailed information for calling off from this agreement can be found in section 7 of the buyers guide

## Responsible Procurement

Responsible Procurement was embedded in the design of this procurement. Bidders were evaluated to assess their approach to modern slavery, environmental policy including compliance with BS EN ISO 14001 and their commitment to comply with the Sustain Code of Conduct.

### Added Value

There are many benefits to using this framework:

- Compliant route through which Members can purchase estates and facilities management services dependent on individual requirements.
- A framework designed with Members specifically in mind, with input from a Project Team made up of procurement and FM representatives from across the higher education and cultural sectors.
- Ceiling prices that can be further reduced by competition at call off.
- Detailed and easy to use guides, support, and templates.
- NEC4 call-off terms and conditions which use plain English making them more user friendly and easier to understand, they enable collaboration between parties as well as minimising chances of formal disputes occurrence. The new NEC4 FMC used for service Lots (1a, 1b, 2, 3 and 4) bring a closer alignment to the FM market.
- Introduction of a bundled lot to allow delivery of all three services through a single contractor.

**For further information, please refer to the [Buyers Guide](#)**

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