

PART 2 – CONFIDENTIAL FACTS AND ADVICE

DMFD270

Asbestos consultancy services contract

Information may have to be disclosed in the event of a request under the Freedom of Information Act 2000. In the event of a request for confidential facts and advice, please consult the Information Governance team for advice.

This information is not for publication until the stated date, because:

Publication of the information included in this report is deferred, as its disclosure would be likely to prejudice the commercial interests of the London Fire Commissioner (LFC) and the suppliers of the asbestos consultancy services. The figures included in this report are directly related to the amount of funding required to complete the procurement actions. This is sensitive, as suppliers tendering could increase their prices to use more of the available budget.

Date at which Part 2 will cease to be confidential or when confidentiality should be reviewed: 1 January 2026.

Legal adviser recommendation on the grounds for not publishing information at this time:

In the event the information contained in this Part 2 and/or its appendix is the subject of a request for information under section 1 of the Freedom of Information Act 2000 (the Act), it is considered that access can be denied on the basis that such information constitutes exempt information under:

Section 43(2) of the Act, which provides an exemption from disclosure where the release of such information would, or would likely to, prejudice the commercial interests of any person (including the public authority holding it).

Public interest assessment

On balance, it is considered that the public interest is best served if the information contained in this Part 2 decision is not disclosed at this point. Disclosure by the LFC of the information in this Part 2 decision would likely have a detrimental effect on the LFC's commercial position in the procurement of services detailed in this report, which is not considered by the LFC to be in the public interest. The eligibility of the exemption should be reassessed in the event of a FOI request for this information, as the sensitivity will change over time and different circumstances may alter the arguments in favour of disclosure.

This exemption will cease to apply from the date the new contract is signed.

Legal adviser – I make the above recommendations that this information should be considered confidential at this time.

Name: TfL Legal

Date: 10/07/2025

Confidential decision and/or advice:

There is an allocated revenue budget of £195,642 for asbestos services for 2025–26.

The estimated annual cost for asbestos services has been calculated based on planned annual inspections and the historic requirement for reactive services (to support repairs and projects, and address any disturbance or degradation of asbestos-containing materials throughout the estate). A 10 per cent increase on current costs has been applied to reflect anticipated cost increases due to inflation and market forces. The estimated annual cost for asbestos services for the new contract is therefore £210,000 per annum. Any cost pressure arising from the re-procurement will be managed within existing property budgets.

In addition, an allowance of £15,000 per annum is required for the technical training provision. This is funded from existing department budgets for training and development.

In addition to the revenue budget, this contract will support capital projects to ensure asbestos works delivered as part of capital projects are managed in accordance with LFB policy. The capital budget varies according to projects being delivered; approval for this spend will be secured in accordance with capital spend procedures. The contract will be drafted to enable this requirement.

An additional £100,000 per annum is to be included in the contract sum to reflect the potential spend on this contract from capital projects. This allowance is not being asked for in this paper as it will be managed by the relevant governance paper for the projects. This is being included to ensure the contract has an award value that is appropriate for the potential spend.

This results in a total contract value for the five-year term of £1,625,000. This does not include any allowance for inflationary increases, which will be applicable for each year of the new contract.

Year 1	Year 2	Year 3	Year 4	Year 5	Total
£325,000	£325,000	£325,000	£325,000	£325,000	£1,625,000

Financial comments

This report seeks approval to award a contract for asbestos consultancy services by up to five further years (three years, with the option to extend for up to two more years), when the current asbestos consultancy services agreement expires in November 2025. All costs related to the agreement will be solely funded by the LFC.

Estimated annual revenue cost is £225,000 (£210,000 for asbestos services, plus £15,000 for technical training provision), with the latter being fully funded from existing department training budgets. Compared to the dedicated asbestos services revenue budget of £195,642, there is an initial annual budget shortfall of £14,358. However, this cost pressure will be funded from the existing wider building maintenance budget within the Property department.

Appendices and supporting papers:

Appendix 1 – LFC Report LFC-25-033 Part Two – Asbestos Consultancy Services Contract.