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Planning

Regional Estates Solutions Framework Agreement

NHS Commercial Solutions

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Reference

C-361997

Description

Purpose This is a Regional Estate Solution Framework is designed to streamline estate planning, management, and infrastructure development regional health and regional public sector organisations, including NHS Trusts, local authorities and all public sector body. It provides a structured procurement mechanism to ensure cost efficiency, sustainability, and compliance with public sector regulations. This Framework Agreement will focus on the South and South-East Region of the UK, with the aim to set up a regionalised Estates Minor Works and Maintenance solution for the Public Sector bodies within this area. **Lot Structure** The Regional Estate Solution Framework is divided into the following 6 key Lots. Lot 1: Consultancy Services: Lot 2: Property & Building Management Systems Lot 3: Minor Works and Maintenance Sub-lot No Sub-lot Name 3A Air Handling Units, Filters, Ventilation & Extraction 3B Asbestos Removal/Treatment 3C Boilers & Associated Plant (install & maintain) 3D Brick And Blockwork 3E Building (General) 3F Building (Hospital) 3G Building Management Systems & Automatic Control Systems 3H

Cleaning and Site Clearance 3I Cooling & Refrigeration – Chillers Condensers & Split A/Cs 3J Curtain Wall 3K Demolition Work 3L Doors 3M Drainage 3N Fencing and Gates 3O Fire Protection Sprinklers + Fire Protection-Smoke Vents (Automatic)+ Fire Systems – Fire Alarm Systems, Smoke/ Heat Detection Systems, Sprinkler Systems, Extinguishers & Hose Reels (Hospital) 3P Flooring (General) 3Q Glazing 3R Joinery and Partition 3S Landscaping 3T Painting & Decorating (General) 3U Plastering 3V Plumbing 3W Road Maintenance (Minor Works) 3X Roofing 3Y Scaffolding 3Z Wall and Floor Tiling 3AA Water Systems – Servicing, Legionella Testing, Thermostatic Mixing Valves, Water Hygiene & Associated Plant 3AB Windows (PVCU) 3AC Mould & Damp Lot 4: Mechanical & Electrical Services Sub-lot No Sub-lot Name 4a Electrical Installation & Maintenance Services 4b Emergency Lighting & Power 4c Lifts, Escalators and Conveyance Systems 4d Medical Gas Pipeline & Equipment Maintenance 4e Portable Appliance Testing & Fixed Wire Testing 4f Security, Access Control, Intruder & CCTV Systems 4g UPS & Generators Lot 5: Medical & Specialist Equipment/Services Lot 6: Managed Service:

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £50,000,000 excluding VAT
- £60,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 December 2025 to 1 December 2027
- 2 years

Options

The right to additional purchases while the contract is valid.

The contract will be open to extension every two years depending on the opportunities in the market. There will be opportunities for new suppliers to join the framework Agreement 2+2+2+2

Main procurement category

Works

Contract locations

- UK - United Kingdom
- UKM - Scotland
- UKM5 - North Eastern Scotland
- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland
- UKL - Wales
- UKL1 - West Wales and the Valleys
- UKL14 - South West Wales
- UKL2 - East Wales
- UKN - Northern Ireland
- UKN0 - Northern Ireland

Lot constraints

Description of how multiple lots may be awarded:

Not Applicable

Not the same for all lots

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

Lot 1. Medical & Specialist Equipment

Description

Focuses on the procurement, maintenance and management of specialised medical equipment within healthcare facilities. • Procurement and installation of advanced medical devices such as MRI machines, CT scanner, operating room equipment and diagnostic tools, nurse call systems, medical gases, air compressors, specialist equipment servicing, and compliance with healthcare regulations. • End of life management including decommissioning, disposal or refurbishment of outdated equipment

Lot value (estimated)

- £8,333,333.33 excluding VAT
- £10,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 33100000 - Medical equipments
- 50420000 - Repair and maintenance services of medical and surgical equipment
- 33190000 - Miscellaneous medical devices and products
- 50421000 - Repair and maintenance services of medical equipment

Same for all lots

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

Lot Lot 1. Consultancy Services

Description

Covers expert guidance on estate planning, regulatory compliance, six facet condition surveys, and strategic decision-making to optimize estate assets and infrastructure development. • Legal, compliance, and planning services (e.g. planning applications, risk assessments, regulatory compliance audits) • Master planning & feasibility studies (e.g. strategic estate reviews, land use planning, site feasibility analysis) • Estate optimization strategies (e.g. including physical condition, functional suitability, space utilization, quality performance, statutory compliance, operational efficiency, asset rationalization, estate transformation planning) • Planning and Valuation • Waste and Recycling • Health & Safety • Architecture and Design Services • Multi-disciplinary Engineering • Facilities Management Consultancy • Asbestos Management Services • Food and Catering - No Awarded Suppliers • Asset Management and Delivery • Facet Surveys • Authorising Engineers and Regulatory Commissioning (AE) • Building Surveying Services & Condition Reporting • Construction Project Management Services • Clerk of Works • Quantity Surveying & Cost Consultancy Services • Principal Designer (CDM) • Estates Strategy and Business Case Development Services • Contract Administration Services – NEC/JCT ROLES • Property Acquisition Disposal & Management Advisory Services • Facilities Management Consultancy Services • Mechanical & Electrical Engineering Services and M&E Led Design Team Services • Civil and Structural Engineering Consultancy Services • Air & Ventilation Systems Consultancy Services • Acoustics & Vibration Consultancy Services • Energy Efficiency Consultancy Services • Environmental Consultancy Services

• Equality Act Consultancy Services • Fire Consultancy Services • Security Systems Consultancy Services • Lift Consultancy Services • Lighting Consultancy Services • Waste Consultancy Services

Lot value (estimated)

- £8,333,333.33 excluding VAT
- £10,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 70000000 - Real estate services
- 71220000 - Architectural design services
- 79419000 - Evaluation consultancy services
- 90650000 - Asbestos removal services
- 71314100 - Electrical services
- 79100000 - Legal services
- 71356400 - Technical planning services
- 71410000 - Urban planning services
- 71241000 - Feasibility study, advisory service, analysis
- 71319000 - Expert witness services
- 79412000 - Financial management consultancy services
- 90713100 - Consulting services for water-supply and waste-water other than for construction
- 79415200 - Design consultancy services

- 71315300 - Building surveying services
- 71320000 - Engineering design services
- 71315100 - Building-fabric consultancy services
- 55300000 - Restaurant and food-serving services
- 79421000 - Project-management services other than for construction work
- 71300000 - Engineering services
- 71540000 - Construction management services
- 71521000 - Construction-site supervision services
- 71324000 - Quantity surveying services
- 71318000 - Advisory and consultative engineering services
- 71240000 - Architectural, engineering and planning services
- 71500000 - Construction-related services
- 70332000 - Non-residential property services
- 79993100 - Facilities management services
- 71334000 - Mechanical and electrical engineering services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71315410 - Inspection of ventilation system
- 71313200 - Sound insulation and room acoustics consultancy services
- 71313100 - Noise-control consultancy services
- 71314300 - Energy-efficiency consultancy services
- 71317100 - Fire and explosion protection and control consultancy services
- 79710000 - Security services

- 90713000 - Environmental issues consultancy services

Same for all lots

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

Lot Lot 2. Property & Building Management Systems

Description

Focuses on effective Computer-Aided Facility Management, Integrated Workplace Management System, and Building Management System solution for asset tracking, maintenance scheduling, and operational efficiency, valuation and strategic management of public sector estates to ensure long-term sustainability and financial efficiency. • Facilities management advisory (e.g. service performance audits, cost-efficiency recommendations, contract management) • Leasehold & freehold estate management (e.g. lease negotiations, property acquisitions, estate records management) • Property valuation & investment strategy (e.g. market analysis, asset valuation, estate investment planning) • Computer-Aided Facility Management (e.g. Building Management System solution for asset tracking, maintenance scheduling, and operational efficiency)

Lot value (estimated)

- £8,333,333.33 excluding VAT
- £10,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71500000 - Construction-related services

- 71314100 - Electrical services
- 71000000 - Architectural, construction, engineering and inspection services
- 70330000 - Property management services of real estate on a fee or contract basis
- 70332200 - Commercial property management services
- 70332300 - Industrial property services
- 71220000 - Architectural design services
- 71221000 - Architectural services for buildings
- 71540000 - Construction management services

Same for all lots

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

Lot Lot 3. Minor Works and Maintenance

Description

Sub-lot No Sub-lot Name 3A Air Handling Units, Filters, Ventilation & Extraction 3B Asbestos Removal/Treatment 3C Boilers & Associated Plant (install & maintain) 3D Brick And Blockwork 3E Building (General) 3F Building (Hospital) 3G Building Management Systems & Automatic Control Systems 3H Cleaning and Site Clearance 3I Cooling & Refrigeration – Chillers Condensers & Split A/Cs 3J Curtain Wall 3K Demolition Work 3L Doors 3M Drainage 3N Fencing and Gates 3O Fire Protection Sprinklers + Fire Protection-Smoke Vents (Automatic)+ Fire Systems – Fire Alarm Systems, Smoke/ Heat Detection Systems, Sprinkler Systems, Extinguishers & Hose Reels (Hospital) 3P Flooring (General) 3Q Glazing 3R Joinery and Partition 3S Landscaping 3T Painting & Decorating (General) 3U Plastering 3V Plumbing 3W Road Maintenance (Minor Works) 3X Roofing 3Y Scaffolding 3Z Wall and Floor Tiling 3AA Water Systems – Servicing, Legionella Testing, Thermostatic Mixing Valves, Water Hygiene & Associated Plant 3AB Windows (PVCU) 3AC Mould & Damp

Lot value (estimated)

- £8,333,333.33 excluding VAT
- £10,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45200000 - Works for complete or part construction and civil engineering work
- 45261000 - Erection and related works of roof frames and coverings
- 65130000 - Operation of water supplies
- 45420000 - Joinery and carpentry installation work
- 45111100 - Demolition work
- 42500000 - Cooling and ventilation equipment
- 90650000 - Asbestos removal services
- 42160000 - Boiler installations
- 45262500 - Masonry and bricklaying work
- 45210000 - Building construction work
- 45215100 - Construction work for buildings relating to health
- 45317000 - Other electrical installation work
- 90910000 - Cleaning services
- 45262650 - Cladding works
- 45232450 - Drainage construction works
- 45340000 - Fencing, railing and safety equipment installation work

- 45343000 - Fire-prevention installation works
- 45432100 - Floor laying and covering work
- 45441000 - Glazing work
- 45112700 - Landscaping work
- 45442100 - Painting work
- 45410000 - Plastering work
- 45330000 - Plumbing and sanitary works
- 45233141 - Road-maintenance works
- 45262100 - Scaffolding work
- 45421100 - Installation of doors and windows and related components
- 45453100 - Refurbishment work

Same for all lots

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

Lot Lot 4. Mechanical & Electrical Services

Description

Sub-lot No Sub-lot Name 4a Electrical Installation & Maintenance Services 4b Emergency Lighting & Power 4c Lifts, Escalators and Conveyance Systems 4d Medical Gas Pipeline & Equipment Maintenance 4e Portable Appliance Testing & Fixed Wire Testing 4f Security, Access Control, Intruder & CCTV Systems 4g UPS & Generators

Lot value (estimated)

- £8,333,333.33 excluding VAT
- £10,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45310000 - Electrical installation work
- 50712000 - Repair and maintenance services of mechanical building installations
- 32234000 - Closed-circuit television cameras
- 50532400 - Repair and maintenance services of electrical distribution equipment
- 50711000 - Repair and maintenance services of electrical building installations
- 50232100 - Street-lighting maintenance services
- 45313100 - Lift installation work
- 31518200 - Emergency lighting equipment
- 45316100 - Installation of outdoor illumination equipment
- 42416100 - Lifts
- 42416200 - Skip hoists
- 50750000 - Lift-maintenance services
- 33191110 - Autoclaves
- 50421100 - Repair and maintenance services of wheelchairs
- 71630000 - Technical inspection and testing services
- 71632000 - Technical testing services
- 35120000 - Surveillance and security systems and devices
- 50610000 - Repair and maintenance services of security equipment

- 31154000 - Uninterruptible power supplies
- 31120000 - Generators
- 50421000 - Repair and maintenance services of medical equipment

Same for all lots

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

Lot Lot 6. Managed Services

Description

This is typically a combination of services offered as a package or through outsourcing/strategic partnership

Lot value (estimated)

- £8,333,333.33 excluding VAT
- £10,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45200000 - Works for complete or part construction and civil engineering work
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services
- 79420000 - Management-related services

- 79421000 - Project-management services other than for construction work

Same for all lots

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

Framework

Open framework scheme end date (estimated)

2 December 2033

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

1%

Further information about fees

1%. NHSCS are a self-funded, not for profit NHS organisation and do not look to make a profit out of the framework as some other organisations do. Any surplus in ABI also gets passed back to NHS Commercial Solutions member Trusts.

Framework operation description

The Framework Agreement will be accessible by a number of organisations (each a “Participating Organisation” or “Contracting Authority”). The Framework Agreement will be accessible by all NHS and Public Sector organisations within the UK, including Universities and Education Authorities where they are funded by Public Fund (each a “Contracting Authority”).

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

All public sector organisation

Participation

Particular suitability

Lot 1. Medical & Specialist Equipment

Lot Lot 1. Consultancy Services

Lot Lot 2. Property & Building Management Systems

Lot Lot 3. Minor Works and Maintenance

Lot Lot 4. Mechanical & Electrical Services

Lot Lot 6. Managed Services

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

12 August 2025

Enquiry deadline

19 September 2025, 12:00pm

Tender submission deadline

26 September 2025, 12:00pm

Submission address and any special instructions

nhscs.estates@nhs.net

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 December 2025

Procedure

Procedure type

Open procedure

Contracting authority

NHS Commercial Solutions

- Public Procurement Organisation Number: PLDZ-3358-YMVH

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Dorking

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United Kingdom

Contact name: NHS Commercial Solution

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Email: nhscs.estates@nhs.net

Website: <https://www.commercialsolutions-sec.nhs.uk/>

Region: UKJ26 - East Surrey

Organisation type: Public authority - central government

