This is a published notice on the Find a Tender service: https://www.find-tender.service.gov.uk/Notice/027725-2025

Planning

Regional Estates Solutions Framework Agreement

NHS Commercial Solutions

UK3: Planned procurement notice - Procurement Act 2023 - <u>view information about notice</u> <u>types</u>

Notice identifier: 2025/S 000-027725

Procurement identifier (OCID): ocds-h6vhtk-0526fb (view related notices)

Published 27 May 2025, 1:03pm

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 ho	w mul	tiple lo	ts may	be a	awarde	ed:

Not the same for all lots

Not Applicable

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
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

- 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

- 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

- 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

- 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

The Atrium, Curtis Road

Dorking

RH4 1XA

United Kingdom

Contact name: NHS Commercial Solution

Telephone: 01306646822

Email: nhscs.estates@nhs.net

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

Region: UKJ26 - East Surrey

Organisation type: Public authority - central government