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Tender

Provision of Estates Professional Management Services (EPMS)

London Fire Commissioner

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-033680

Procurement identifier (OCID): ocds-h6vhtk-054fec ([view related notices](#))

Published 19 June 2025, 12:47pm

Scope

Description

Since the early 2000s, the LFC's estate has supported hosting Mobile Network Operators (MNO) electronic communications installations. New legislation introducing the Electronic Communications Code 2017, hereafter referred to as 'The Code', has significantly deteriorated the benefits to landowners and the income that landlords can generate, whilst increasing the powers MNOs have to acquire sites. This benefits the government's targets in improving national telecommunications infrastructure.

Across the LFC estate, 59 fire stations have 79 lease agreements for telecoms installations with multiple MNOs on site for 20 stations. Their equipment is in various locations, from drill training towers to the roofs of fire stations and in some cases stand-alone antennas. Since 2022, Estates Professional Management Services (EPMS) for the Telecommunications Estate have been procured separately with the primary objective of minimising impacts on fire station operations and uses in respect of MNOs and their access to works/alterations on LFC sites.

Currently the LFC has no lease agreements agreed that are covered by The Code, however the impacts of new legislation are due to occur for LFC in 2025/26 with the imminent signing of new lease agreements. Any current leases that have expired are

holding over outside The Code and therefore the old (higher) rents are currently being paid. The introduction of The Code provides MNOs with the power to install and keep installed their equipment on private land. LFC can only terminate the Agreement in very limited and specific grounds: -

- by providing evidence to redevelop all or part of the land and giving at least 18 months' notice,
- substantial breaches by the MNO of its obligations under the Agreement;
- persistent delays in making payments;
- the MNO is not entitled to an agreement in the first place because its test justifying the need for the site has not been proven.

Total value (estimated)

- £499,500 excluding VAT
- £499,500 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 November 2025 to 31 October 2028
- Possible extension to 31 October 2030
- 5 years

Description of possible extension:

1 + 1 (2 Year extension at LFB's discretion).

Main procurement category

Services

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis

Submission

Enquiry deadline

2 July 2025, 1:00pm

Submission type

Requests to participate

Deadline for requests to participate

14 July 2025, 1:00pm

Submission address and any special instructions

<https://in-tendorganiser.co.uk/londonfire/asp/ITFramework.aspx?SK=cbf8414a-ed6d-406a-b31e-8c77dd278006>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

30 August 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 November 2030

Award criteria

Name	Type	Weighting
Quality and Social value	Quality	70%
Price	Price	30%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

2 stages.

stage 1 - Conditions of Participation

stage 2 - ITT

Reduced tendering period

Yes

Pre-selected tenderers - utilities contract or not central government - minimum 10 days

Documents

Associated tender documents

[Appendix D - Draft Contract Agreement.docx](#)

[Appendix K - Specification Document.odt](#)

[Appendix L - Part 2 - Pricing Matrix.ods](#)

[Appendix M - Procurement Specific Questionnaire \(PSQ\).docx](#)

[Invitation to Tender - CFP PA23 - EPMS.docx](#)

Contracting authority

London Fire Commissioner

- Public Procurement Organisation Number: PVBD-9678-ZYDR

169 Union Street

London

SE1 0LL

United Kingdom

Contact name: Habiba Begum

Email: habiba.begum@london-fire.gov.uk

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government