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Planning

Facilities Management and Security Services

Crown Commercial Service

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Reference

RM6378

Description

Crown Commercial Service (CCS), as the Authority, intends to put in place an agreement for the provision of Facilities Management and Security Services for use by Central Government Departments and UK public sector bodies.

A lotting structure being proposed is:

Lot 1 - Total FM

Lot 1a - Total FM <£2m

Lot 1b - Total FM £2m - £15m

Lot 1c - Total FM £15m+

Lot 2 - Hard FM

Lot 2a - Hard FM <£2m

Lot 2b - Hard FM £2m+

Lot 3 - Soft FM

Lot 3a - Soft FM <£2m

Lot 3b - Soft FM £2m+

Lot 4 - Security Services

Lot 4a - Total Security Services

Lot 4b - Security Officer Services

Lot 4c - Electronic Security Systems and Services

Lot 4d - Security Advisory and Assessment Services

Commercial tool

Establishes a framework

Total value (estimated)

- £120,000,000,000 excluding VAT
- £144,000,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 17 March 2026 to 16 March 2029
- 3 years

Main procurement category

Services

CPV classifications

- 15800000 - Miscellaneous food products
- 16000000 - Agricultural machinery
- 18000000 - Clothing, footwear, luggage articles and accessories
- 31000000 - Electrical machinery, apparatus, equipment and consumables; lighting
- 32000000 - Radio, television, communication, telecommunication and related equipment
- 33692200 - Parenteral nutrition products
- 34000000 - Transport equipment and auxiliary products to transportation
- 34928000 - Road furniture
- 34990000 - Control, safety, signalling and light equipment
- 35000000 - Security, fire-fighting, police and defence equipment
- 35120000 - Surveillance and security systems and devices
- 35121000 - Security equipment
- 35710000 - Command, control, communication and computer systems
- 35720000 - Intelligence, surveillance, target acquisition and reconnaissance
- 38500000 - Checking and testing apparatus

- 39000000 - Furniture (incl. office furniture), furnishings, domestic appliances (excl. lighting) and cleaning products
- 42000000 - Industrial machinery
- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 44520000 - Locks, keys and hinges
- 45000000 - Construction work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45351000 - Mechanical engineering installation works
- 45400000 - Building completion work
- 48000000 - Software package and information systems
- 48420000 - Facilities management software package and software package suite
- 48500000 - Communication and multimedia software package
- 48600000 - Database and operating software package
- 48800000 - Information systems and servers
- 48900000 - Miscellaneous software package and computer systems
- 50000000 - Repair and maintenance services
- 50600000 - Repair and maintenance services of security and defence materials
- 50700000 - Repair and maintenance services of building installations
- 50740000 - Repair and maintenance services of escalators

- 50750000 - Lift-maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 50830000 - Repair services of garments and textiles
- 51000000 - Installation services (except software)
- 55000000 - Hotel, restaurant and retail trade services
- 60120000 - Taxi services
- 63700000 - Support services for land, water and air transport
- 63712400 - Parking services
- 63712600 - Vehicle refuelling services
- 63721000 - Port and waterway operation services and associated services
- 63733000 - Aircraft refuelling services
- 64100000 - Post and courier services
- 65100000 - Water distribution and related services
- 65300000 - Electricity distribution and related services
- 65500000 - Meter reading service
- 70210000 - Residential property renting or leasing services
- 70300000 - Real estate agency services on a fee or contract basis
- 70332100 - Land management services
- 70333000 - Housing services
- 71000000 - Architectural, construction, engineering and inspection services
- 71310000 - Consultative engineering and construction services
- 71351914 - Archaeological services
- 71356000 - Technical services

- 71420000 - Landscape architectural services
- 71500000 - Construction-related services
- 71600000 - Technical testing, analysis and consultancy services
- 71631490 - Runway-inspection services
- 72212730 - Security software development services
- 72224000 - Project management consultancy services
- 72250000 - System and support services
- 72510000 - Computer-related management services
- 73431000 - Test and evaluation of security equipment
- 75000000 - Administration, defence and social security services
- 75222000 - Civil defence services
- 75231000 - Judicial services
- 75240000 - Public security, law and order services
- 77000000 - Agricultural, forestry, horticultural, aquacultural and apicultural services
- 77300000 - Horticultural services
- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security
- 79417000 - Safety consultancy services
- 79710000 - Security services
- 79800000 - Printing and related services
- 79900000 - Miscellaneous business and business-related services
- 79992000 - Reception services
- 79993000 - Building and facilities management services
- 79993100 - Facilities management services

- 80500000 - Training services
- 80600000 - Training services in defence and security materials
- 85100000 - Health services
- 85300000 - Social work and related services
- 90000000 - Sewage, refuse, cleaning and environmental services
- 90500000 - Refuse and waste related services
- 90600000 - Cleaning and sanitation services in urban or rural areas, and related services
- 90700000 - Environmental services
- 90900000 - Cleaning and sanitation services
- 90922000 - Pest-control services
- 92610000 - Sports facilities operation services
- 98000000 - Other community, social and personal services
- 98300000 - Miscellaneous services
- 98310000 - Washing and dry-cleaning services
- 98340000 - Accommodation and office services
- 98351000 - Car park management services

Engagement

Engagement deadline

29 August 2025

Engagement process description

Market engagement for RM6378 began in March 24, starting firstly at an event on 7th March 24 with incumbent suppliers, with a retrospective analysis of the existing agreements and exploration of merging the current FM and Security frameworks into one single agreement.

Following issue of the PIN for a merged FM and Security Services agreement, between August and November 2024 engagement covering a multitude of areas, including the main themes of: Framework length and type, Lotting structure, Services in scope, Specification and standards, Pricing, Contract performance management (KPIs), Social value, and T&Cs. This was through questionnaires and surveys to our list of registered suppliers consisting of those that responded to the PIN, and 121 meetings with all suppliers who requested a session.

We published webinar updates for both suppliers and customers to our webpage in September and December 2024.

Between January and May 25 this engagement has been focussed on some specific areas including: Specification, Pricing, Terms and Conditions, KPI / performance management and Social Value. This has been through sharing questionnaires and draft documentation (such as draft specification Work Packages), and receiving feedback. There has also been a roundtable meeting focussing on billable works on 8th April 25, with invitations shared to all registered suppliers.

Next steps - Pre ITT engagement

A face to face supplier event in Liverpool will be held on the 1st July 2025. The format of the day will include an opportunity to engage further with suppliers through presenting the findings of our engagement and the subsequent decisions taken to develop the framework. We also intend to include an overview of the bid process to familiarise suppliers with the process and any changes following the introduction of the new Procurement Act 2023. Suppliers will then be given the opportunity to ask questions. Notification has been provided to all suppliers who registered under the previous PIN, with places allocated on a first come first served basis, and there is now limited space. As places are low, once fully booked, further interested suppliers will be included on a reserve list.

We will however publish recorded presentations onto the CCS webpage for suppliers that are unable to attend. Interested suppliers should contact rm6378@crownccommercial.gov.uk.

COI

If the participant is in any situation which might (or which might be perceived to) give rise to an actual or potential conflict of interest in connection with the procurement, CCS may make further enquiries to identify any such conflict or to satisfy itself that none exists, or that it can be effectively managed. CCS may require the participant to provide such further information as CCS might specify for any such purpose or may require the participant to withdraw from the preliminary market engagement if, in CCS's reasonable opinion and at its sole discretion, any of the above issues have arisen or may arise and there are no other means to ensure the equal treatment of all potential suppliers. Prior to requiring any such withdrawal, CCS shall provide the participant in question with the opportunity to prove that its capacity as a participant is not capable of distorting competition.

Further Pre - ITT engagement

Further webinars will potentially be held on specific topics in order to share information in advance of ITT.

We encourage interested suppliers who have not done so already to register their interest in the RM6378 procurement by emailing rm6378@crownccommercial.gov.uk

Please review the CCS RM6378 webpage below for further updates as we progress with the process.

<https://www.crownccommercial.gov.uk/agreements/RM6378>

Submission

Publication date of tender notice (estimated)

4 September 2025

Contracting authority

Crown Commercial Service

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Region: UKD72 - Liverpool

Organisation type: Public authority - central government