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Pipeline

Security, Access and Life Support and Safety Systems

NHMF (NPC) LIMITED

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

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Procurement identifier (OCID): ocds-h6vhtk-058135

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Scope

Reference

NPC1601

Description

NHMF (NPC) Limited is establishing a multi-supplier framework agreement for the provision, installation, commissioning, maintenance, and associated services for Security, Access Control and Life Support Systems across a range of public sector buildings and environments. This includes (but is not limited to) health, housing, education, local authority, central government, blue light, and other public and third-sector organisations throughout the United Kingdom.

The framework will cover a wide range of goods, services and works required for both new and existing buildings, including planned installations, responsive maintenance, upgrades, replacements, and integration of systems. The scope includes (but is not limited to):

Security Systems - CCTV, intruder alarms, perimeter protection, video analytics, and surveillance systems.

Access Control Systems - door entry systems, biometrics, keyless access, intercoms, and remote access platforms.

Life Support and Safety Systems - nurse call systems, warden call systems, telecare, fire alarm systems, emergency lighting, refuge and evacuation systems with the possibility of using a call centre.

Associated Works - electrical installation, civil or structural modifications necessary to enable system integration, minor construction, enabling works and reinstatement.

Associated Services - design, consultancy, risk assessments, compliance checks, maintenance (planned and reactive), 24/7 call-out support, servicing, inspections, testing, and training.

Framework duration: The framework will be established for an initial period of 4 years, with no option for extension. However, there is the possibility of using an open framework, depending on supplier feedback.

Estimated value: The total estimated value over the whole duration of the 4-year fixed framework, including all call-offs, is expected to be in the range of £280,000,000.00 (excl. VAT); however, this is not a guarantee. The framework will be divided into lots based on system type or service provision to support SME participation and specialist delivery. Should an open framework be utilised, its value will be increased proportionally.

Supply arrangements: Call-off contracts under the framework may be awarded via direct award or further competition, under the terms of the framework agreement. Suppliers must be capable of delivering nationwide or regionally (as defined in the lot structure), and ensure compliance with all relevant legislation, standards and health and safety obligations, including BS EN, ISO, and UK regulatory requirements (e.g. SIA licensing, DPA/GDPR, NSI, and SSAIB accreditations where applicable).

This framework is being procured to deliver flexible, compliant, and value-driven procurement routes for contracting authorities seeking specialist providers for security, access and life safety systems - whether for standalone projects, retrofit programmes, or as part of wider asset management, facilities management or capital works programmes.

Commercial tool

Establishes a framework

Total value (estimated)

- £280,000,000 excluding VAT
- £336,000,000 including VAT

Contract dates (estimated)

- 6 January 2026 to 5 January 2030
- 4 years

Main category

Services

CPV classifications

- 31620000 - Sound or visual signalling apparatus
- 32000000 - Radio, television, communication, telecommunication and related equipment
- 33100000 - Medical equipments
- 34926000 - Car park control equipment
- 34928300 - Safety barriers
- 35120000 - Surveillance and security systems and devices
- 42961100 - Access control system
- 44212260 - Radio or television masts

- 44221230 - Sliding doors
- 44221300 - Gates
- 44221310 - Access gates
- 44221400 - Shutters
- 45233292 - Installation of safety equipment
- 45312000 - Alarm system and antenna installation work
- 50330000 - Maintenance services of telecommunications equipment
- 50610000 - Repair and maintenance services of security equipment
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 71314100 - Electrical services
- 71315000 - Building services
- 79710000 - Security services

Contract locations

- UK - United Kingdom

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

13 October 2025

Procedure

Procedure type

Open procedure

Above or below total value threshold

Above or equal to threshold

Contracting authority

NHMF (NPC) LIMITED

- Companies House: 13915301
- Public Procurement Organisation Number: PCJG-3317-XTMH

Three Kings

Mitcham

CR4 2QA

United Kingdom

Email: info@nhmfframeworx.org.uk

Website: <https://www.nhmfframeworx.org.uk/>

Region: UKI63 - Merton, Kingston upon Thames and Sutton

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)