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Tender

EPCOMP25 Compliance Framework 2025

EASTERN PROCUREMENT LIMITED

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

Notice identifier: 2025/S 000-046333

Procurement identifier (OCID): ocds-h6vhtk-0550d6 ([view related notices](#))

Published 5 August 2025, 10:55pm

Scope

Reference

EPL - 0120

Description

Framework to cover the following services; * Alarms, Entry Systems, Security, Emergency Lighting, Lightning Protection, System Street Lighting, and Associated Services * Passenger Lifts, Stairlifts, Hoists * Water Hygiene Testing & Remedial Works * Independent Auditing Gas And Electrical * Fire Risk Assessments, including Fire Door Surveys * Stock Condition Surveys * Damp and Mould Surveys and Inspection & Damp Monitoring

Commercial tool

Establishes a framework

Total value (estimated)

- £148,000,000 excluding VAT
- £177,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 21 December 2025 to 20 December 2029
- 4 years

Main procurement category

Works

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

- UKL - Wales
- UKM - Scotland

Not the same for all lots

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

Lot 1. Alarms, Entry Systems, Security, Emergency Lighting, Lightning Protection, System Street Lighting, and Associated Services

Description

The lot will include, but is not limited to, the provision, installation, servicing, maintenance, and testing of a wide range of building and estate systems. This encompasses automatic door opening systems; CCTV installations; controlled door entry maintenance; and digital switchover works including communal TV and satellite aerials with associated distribution systems. It also covers external, car park, communal, estate, and street lighting; fire alarms and detection systems, emergency lighting systems, and firefighting equipment servicing and maintenance; and intruder alarm installation, servicing, and maintenance. Additionally, the lot incorporates communal and landlords' electrical installations and testing, lightning protection system installations, and life support installations. All associated services required to support the effective operation, compliance, and safety of these systems will also form part of this lot.

Lot value (estimated)

- £75,000,000 excluding VAT

- £90,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 31200000 - Electricity distribution and control apparatus
- 31500000 - Lighting equipment and electric lamps
- 31600000 - Electrical equipment and apparatus
- 32324400 - Television aerials
- 32352000 - Aerials and reflectors
- 32552600 - Entrance telephones
- 33196000 - Medical aids
- 34928510 - Street-lighting columns
- 34993100 - Tunnel lighting
- 35100000 - Emergency and security equipment
- 42961100 - Access control system
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 65320000 - Operation of electrical installations
- 71630000 - Technical inspection and testing services
- 79711000 - Alarm-monitoring services

Same for all lots

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

Lot 2. Passenger Lifts, Stairlifts, Hoists

Description

The lot will include, but is not limited to, the periodic servicing, statutory inspections, routine maintenance, and responsive maintenance of lifts, stairlifts, platform lifts, and other disability lifting equipment installations. This encompasses all activities required to ensure the safe, compliant, and reliable operation of these systems, including fault diagnosis, emergency call-out and repair services, and the provision of replacement components where necessary and associated services.

Lot value (estimated)

- £30,000,000 excluding VAT
- £36,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 33191000 - Sterilisation, disinfection and hygiene devices
- 33192600 - Lifting equipment for health care sector
- 42416000 - Lifts, skip hoists, hoists, escalators and moving walkways
- 42419510 - Parts of lifts
- 44115600 - Stairlifts
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 51511000 - Installation services of lifting and handling equipment, except lifts and escalators

Same for all lots

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

Lot 3. Water Hygiene Testing & Remedial Works

Description

The lot will include, but is not limited to, the provision of comprehensive water hygiene management services, including legionella risk assessments, routine maintenance, and responsive maintenance and associated services/works.

Lot value (estimated)

- £11,500,000 excluding VAT
- £13,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 33191000 - Sterilisation, disinfection and hygiene devices
- 38910000 - Hygiene monitoring and testing equipment
- 44611500 - Water tanks
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71321300 - Plumbing consultancy services
- 71700000 - Monitoring and control services

- 71800000 - Consulting services for water-supply and waste consultancy
- 90711000 - Environmental impact assessment other than for construction
- 90921000 - Disinfecting and exterminating services

Same for all lots

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

Lot 4. Independent Auditing

Description

The lot will include, but is not limited to, the review of client management policies, procedures, and specifications; the auditing of contractors' policies, procedures, and on-site work; and the provision of detailed reports and analysis of findings with clear improvement recommendations. The services required under this contract encompass all tasks necessary to ensure effective oversight, compliance assurance, and actionable reporting to support continuous improvement in service delivery and associated services.

Lot value (estimated)

- £12,000,000 excluding VAT
- £14,400,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71600000 - Technical testing, analysis and consultancy services
- 79212000 - Auditing services

Same for all lots

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

Lot 5. Fire Risk Assessments, including Fire Door Surveys

Description

The lot will include, but is not limited to, the provision of specialist fire risk assessment (FRA) services across a range of client assets, predominantly domestic dwellings, but also public buildings, supported living, sheltered and very sheltered housing schemes, HMOs, and other communal and commercial facilities and associated services.

Lot value (estimated)

- £17,500,000 excluding VAT
- £21,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 50000000 - Repair and maintenance services
- 66517300 - Risk management insurance services
- 71310000 - Consultative engineering and construction services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are

the same for all lots.

Lot 6. Stock Condition Surveys

Description

The lot will include, but is not limited to, the delivery of targeted stock surveys and energy performance certification and associated services across a defined list of client properties. These services will provide essential data to inform future stock investment decisions, support the achievement of business objectives, and assist clients in preparing and submitting applications for forthcoming sustainability and energy efficiency grant funding.

Lot value (estimated)

- £20,000,000 excluding VAT
- £24,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71250000 - Architectural, engineering and surveying services
- 71310000 - Consultative engineering and construction services
- 71324000 - Quantity surveying services

Same for all lots

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

Lot 7. Damp and Mould Surveys and Inspection & Damp Monitoring.

Description

The lot will include, but is not limited to, the provision of comprehensive damp and mould survey, inspection, and monitoring services to support clients in meeting their legal obligations. These services will assist in the early identification and assessment of damp and mould hazards, as well as wider impacts on occupant health and wellbeing. The scope of this lot includes the investigation and monitoring of affected properties, the delivery of reports that support timely remedial actions, and the provision of data to evidence compliance with statutory requirements and landlord responsibilities.

Lot value (estimated)

- £27,500,000 excluding VAT
- £33,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45450000 - Other building completion work
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services
- 71300000 - Engineering services

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

2%

Framework operation description

Full details are available in the tender documents. The framework agreement is in the form of a FAC-1 contract with amendments allowing for call-off contracts to be awarded by award with or without further competition in accordance with the rules set out in the framework agreement. A copy of the framework agreement is available as part of the tender pack and interested bidders should read this carefully.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Although the organisations listed above reflect Eastern Procurement's current membership, our organisation is expected to grow and evolve over the duration of the Framework. As such, Suppliers should be aware that access to the Framework may extend beyond the existing Member base. In addition to Registered Providers and Local Authority Members, the Framework may also be used by a range of other public sector and third sector bodies. This may include (but is not limited to):

- Local authorities for use on non-housing buildings (e.g. public offices or community buildings)
- NHS bodies
-

Charities and voluntary sector organisations • Joint ventures involving public sector partners • Local education establishments, including schools and academies In addition this will include any entity which meets the definition of "Contracting Authority" within the meaning of the Procurement Act 2023 is entitled to access the framework.

Participation

Particular suitability

Lot 1. Alarms, Entry Systems, Security, Emergency Lighting, Lightning Protection, System Street Lighting, and Associated Services

Lot 2. Passenger Lifts, Stairlifts, Hoists

Lot 3. Water Hygiene Testing & Remedial Works

Lot 4. Independent Auditing

Lot 5. Fire Risk Assessments, including Fire Door Surveys

Lot 6. Stock Condition Surveys

Lot 7. Damp and Mould Surveys and Inspection & Damp Monitoring.

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Tender submission deadline

22 September 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/epl/aspx/home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

25 November 2025

Award criteria

Name	Description	Type
price per quality point score	The total price submitted by each Tenderer will be divided by the quality score awarded to that Tenderer as per the tender documents to provide all Tenderers with a price per quality point score. The bidder with the lowest price per quality point score will achieve first place, with every other Tenderer being placed in order from cheapest price per quality point to most expensive per quality point	Price

Name	Description	Type
price per quality point score	The total price submitted by each Tenderer will be divided by the quality score awarded to that Tenderer as per the tender documents to provide all Tenderers with a price per quality point score. The bidder with the lowest price per quality point score will achieve first place, with every other Tenderer being placed in order from cheapest price per quality point to most expensive per quality point	Quality

Weighting description

The total price submitted by each Tenderer will be divided by the quality score awarded to that Tenderer as per the tender documents to provide all Tenderers with a price per quality point score. The bidder with the lowest price per quality point score will achieve first place, with every other Tenderer being placed in order from cheapest price per quality point to most expensive per quality point

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://in-tendhost.co.uk/epl/aspx/home>

Tender documents are freely available via our electronic portal.

Contracting authority

EASTERN PROCUREMENT LIMITED

- Companies House: 08351985
- Public Procurement Organisation Number: PGRJ-3778-TPRL

The Old Granary Grange Farm

Norwich

NR16 1ET

United Kingdom

Contact name: Leigh-Anne Franklin

Telephone: +44 1508 488244

Email: info@eastern-procurement.co.uk

Website: <https://www.eastern-procurement.co.uk>

Region: UKH17 - Breckland and South Norfolk

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