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Tender

Managed Stations Fire Safety Systems Maintenance

NETWORK RAIL INFRASTRUCTURE LIMITED

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

Notice identifier: 2025/S 000-054751

Procurement identifier (OCID): ocds-h6vhtk-04fcf2 ([view related notices](#))

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Scope

Reference

project_42542

Description

Network Rail is seeking to appoint a single supplier to deliver comprehensive fire safety systems and Voice Alarm/Public Address (VAPA) system maintenance, reactive repairs, and installation services across 16 managed stations in England. The scope of the contract includes but not limited to:

Planned Preventative Maintenance (PPM):

Regular inspection, testing, servicing, and certification of all fire safety and VAPA systems, including fire alarms, detection devices, visual alarms, manual call points, aspirating smoke detection, public address equipment, amplifiers, microphones, battery backup systems, and suppression systems. The supplier will be responsible for ensuring all systems remain compliant with relevant legislation and standards.

Reactive Maintenance:

Rapid response to faults, breakdowns, and emergency call-outs, including fault diagnosis, repairs, and restoration of system functionality. The supplier must meet agreed service levels for response and resolution times, and provide 24/7 helpdesk support for all managed stations.

Project Works:

Installation, upgrade, and commissioning of new fire safety and VAPA systems, including system replacements, enhancements, and integration with existing infrastructure. The supplier will manage all aspects of project delivery, from design and procurement to installation, testing, and handover.

Asset Data Management:

Collection, maintenance, and reporting of asset data for all fire safety and VAPA systems, ensuring accurate records are maintained and updated on Network Rail's Citadel system. This includes uploading maintenance and reactive records, updating system schematics, and supporting compliance audits.

Compliance and Technical Assurance:

Delivery of services in accordance with the Fire Safety Regulatory Reform Order (2005), Network Rail standards, and all relevant statutory and industry requirements. The supplier must hold or obtain all necessary certifications and accreditations for the systems and disciplines covered by the contract.

Social Value and Workforce:

The supplier is expected to support skills development and local employment through apprenticeship placements and workforce engagement, and to comply with TUPE regulations for any eligible incumbent staff.

Total value (estimated)

- £18,780,000 excluding VAT
- £22,536,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 26 September 2026 to 25 September 2031
- Possible extension to 25 September 2034
- 8 years

Description of possible extension:

The contract will run for an initial five-year term, with the option to extend annually for up to three additional years (1+1+1 structure). Extensions may be used in the following circumstances Performance-Based Extension, Continuity of Service etc.

Anticipated Breakdown of Extension Structure:

Year 1 Extension: May be exercised at the end of the initial five-year term, subject to satisfactory performance and mutual agreement.

Year 2 Extension: May be exercised at the end of the first extension year, subject to ongoing satisfactory performance.

Year 3 Extension: May be exercised at the end of the second extension year, subject to ongoing satisfactory performance.

Extensions are anticipated to be exercised annually (1+1+1 structure), but the length and timing of each extension will be at Network Rail's sole discretion, subject to satisfactory performance, mutual agreement, and operational requirements.

Options

The right to additional purchases while the contract is valid.

Network Rail reserves the right to add or remove further assets including currently excluded stations and their associated systems to the contract during the term, to meet operational requirements if required.

Main procurement category

Services

CPV classifications

- 50413200 - Repair and maintenance services of firefighting equipment
- 45343000 - Fire-prevention installation works
- 31625200 - Fire-alarm systems
- 51700000 - Installation services of fire protection equipment
- 45343230 - Sprinkler systems installation work
- 31625100 - Fire-detection systems
- 45312100 - Fire-alarm system installation work
- 35111500 - Fire suppression system
- 44221220 - Fire doors
- 50712000 - Repair and maintenance services of mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 45343100 - Fireproofing work

Contract locations

- UK - United Kingdom

Participation

Legal and financial capacity conditions of participation

Detailed conditions of participation will be set out in the Instructions to Participants document, which is issued alongside the Procurement Specific Questionnaire (PSQ) and made available via the Network Rail Sourcing Platform (Bravo).

Candidates must confirm they have the legal capacity to perform the contract under the laws of England and Wales, are registered on the Central Digital Platform (CDP), and are not subject to mandatory exclusion grounds or listed on the debarment list.

All entities who are relied upon to meet the criteria are required to provide their own up-to-date core information on the Central Digital Platform (CDP).

Candidates must demonstrate that they have the financial capacity to perform the contract by meeting the following minimum requirements:

- Completion of the Network Rail Financial and Economic Standing Model and achieving a pass score in accordance with the model's criteria.
- Confirm ability to obtain required insurances.
- Confirm ability to meet other conditions of participation related but not limited to legal capacity, GDPR, environmental management, and tackling modern slavery.

Please refer to the Instructions to Participants for full details.

Technical ability conditions of participation

Detailed conditions of participation will be set out in the Instructions to Participants document, which is issued alongside the Procurement Specific Questionnaire (PSQ) and made available via the Network Rail Sourcing Platform (Bravo).

Candidates must demonstrate the following technical capabilities to participate in this procurement in accordance with the Procurement Act 2023 including, but not limited to:

- Relevant Experience and Competence
- Technical Capability
- Health & Safety

- Information Security
- Social Value

Please refer to the Instructions to Participants for full details.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

1 October 2025, 4:00pm

Submission type

Requests to participate

Deadline for requests to participate

6 October 2025, 4:00pm

Submission address and any special instructions

<https://networkrail.bravosolution.co.uk>.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 May 2026

Recurring procurement

Publication date of next tender notice (estimated): 26 September 2033

Award criteria

Name	Description	Type	Weighting
Technical Envelope	2.1 Service Delivery & Maintenance Approach (19.76%) 2.1.1 Service Delivery Plan – 33.33% 2.1.2 Access Management in Operational Railway Environments – 33.33% 2.1.3 Maintenance Quality Assurance – 33.33% 2.2 Health, Safety & Compliance (14.24%) 2.2.1 Health and Safety Management Plan – 100.00% 2.3 Design	Quality	70%

Name	Description	Type	Weighting
	Engineering & Quality Assurance (13.34%) 2.3.1 Programme & Milestones – 100.00% 2.4 Asset Data Management (13.34%) 2.4.1 Asset Data Collection and Management Strategy – 100.00% 2.5 Resource & Organisation Management (11.41%) 2.5.1 Organisational Structure & Key Personnel CV's – 50.00% 2.5.2 Resource Allocation Plan – 50.00% 2.6 Innovation & Continuous Improvement (5.57%) 2.6.1 Innovation and Continuous Improvement – 100.00% 2.7 Mobilisation (12.34%) 2.7.1 Mobilisation Plan and Programme – 100.00% 2.8 Social Value & Sustainability (10.00%) 2.8.1 Skills & Education – 100.00%		
Commerical Envelope	Pricing	Cost	30%

Other information

Payment terms

Please refer to the Procurement Documents for full details.

Description of risks to contract performance

Standards, regulatory & policy change

Changes in statutory or regulatory requirements (e.g., fire safety legislation, standards for system certification), Changes to railway, safety, data protection or environmental standards, ORR/Group Standards, NR Security Assurance Framework/Vetting, or Procurement transparency requirements could impose material new obligations affecting cost/scope/timescales.

Transition to Great British Railways (GBR)

Changes in governance, reporting lines, or contract management as responsibilities shift to GBR. Potential changes to standards, policies, or priorities as GBR establishes new frameworks. Possible need for contract modification or novation to align with GBR requirements.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Utilities

Competitive flexible procedure description

Network Rail is procuring a single-supplier contract for fire safety systems and Voice Alarm/Public Address (VAPA) system maintenance, reactive repairs, and installation services across 16 managed stations, using the Competitive Flexible Procedure under the Procurement Act 2023.

The scope covers planned preventative maintenance, reactive fault resolution, and project works, ensuring compliance with the Fire Safety Regulatory Reform Order (2005) and safeguarding the health and safety of passengers, staff, and the public.

The process is structured in three stages:

1. Procurement Specific Questionnaire (PSQ):

All interested suppliers complete a PSQ to demonstrate compliance, capability, and suitability. This includes mandatory pass/fail criteria and scored technical questions. Only those meeting all mandatory requirements and achieving the minimum technical score will progress to the Invitation to Tender (ITT) stage.

2. Invitation to Tender (ITT):

Shortlisted suppliers are invited to submit a full tender, including technical and commercial proposals. Tenders are evaluated using a combined quality (70%) and price (30%) model. Only fully compliant tenders meeting the minimum technical threshold will be considered for the next stage, Best and Final Offer (BaFO) stage.

3. Best and Final Offer (BaFO):

The three highest-ranked tenderers (by technical score) are invited to submit a revised commercial proposal. Technical scores remain fixed from the ITT stage; only commercial submissions are updated. The contract is awarded to the tenderer with the highest combined technical and commercial score.

The contract will be governed by the NEC4 Term Service Short Contract (TSSC) with Network Rail amendments, and will run for an initial five-year term, with options to extend annually for up to three years, subject to performance.

All communication and submissions are managed via the Bravo Portal, ensuring transparency and auditability.

Documents

Documents to be provided after the tender notice

All new documents and updates will be published via Bravo throughout the event. Where a stage is in progress, a message shall be sent to all participants within the stage to inform them.

The documents that will may be issued as part of the Tender stage to the successful participants may be either confidential in nature or be determined by Tenderers responses:

- Updated Instruction to Participants
- Tender Stage Technical Questions Detailed Scoring Guidance
- Pricing Document
- ITT - Technical Envelope Brief
- Information relating to TUPE

Contracting authority

NETWORK RAIL INFRASTRUCTURE LIMITED

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Organisation type: Public authority - central government