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Planning

EEM0067 Fire & Intruder Alarms and Fire Protection Equipment Framework

EFFICIENCY EAST MIDLANDS LIMITED

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

Notice identifier: 2025/S 000-067828

Procurement identifier (OCID): ocds-h6vhtk-051fc1 ([view related notices](#))

Published 23 October 2025, 1:44pm

Scope

Reference

EEM0067

Description

EEM are looking to conduct a tender exercise to create a Fire & Intruder Alarms, Sprinkler Systems and Fire Protection Equipment, Emergency Lighting Systems Framework.

The framework will support Members meet current legislation and guidance for fire safety and to ensure employee and resident safety, through the regular servicing and maintenance of Fire, Sprinkler, Intruder, and Emergency Lighting Systems.

The framework will provide EEM Members with a route to procure the works listed below and maintenance will include planned and reactive maintenance:

- Fire Alarm Systems Service and Maintenance (Conventional, Addressable, Analogue Addressable and Wireless).

- Fire Alarm Systems Upgrades and New System Installations (Conventional, Addressable, Analogue Addressable and Wireless).
- Detection Devices (Smoke, Flame, Optical Beam, Heat, Carbon Monoxide, Multi-Sensor, Aspirating Smoke and Manual Call Points).
- Output Devices (Warning System/Bell Relays, Door Holder Relays, Auxillary Relays, Loop Sounders and Visual Alarm Signals).
- Intruder Alarm System Installations, Upgrades, Maintenance and Repairs.
- Sprinkler, Misting and Suppression Systems Retrofitting Works, New Installations, Maintenance and Repairs.
- Aspirating System Installations, Upgrades, Maintenance and Repairs.
- Fire Protection Equipment Supply, Maintenance, and Refill
 - o Fire Extinguishers
 - o Fire Hydrants
 - o Fire Dampers
 - o Fire Shutters
 - o Fire Blankets
 - o Fire Evacuation Chairs
 - o Hose Reels, Inlets, Valves and Nozzles
 - o Safety Signs
- Dry and Wet Riser Systems, Maintenance, Repairs and System Upgrades.
- Automatic Opening Vents (AOVs) Maintenance, Repairs and System Upgrades.
- Fire Door Inspection Services
- Emergency Lighting Systems Maintenance, Repairs and System Upgrades.
- Fire and Intruder Alarm Engineers

- All builders work and making good/redecoration of all building fabric disturbed by associated works.
- Testing, commissioning, and system demonstrations, as fitted drawings and operation and maintenance manuals and any other works associated with contracts including any of the above-described works.

EEM are looking to appoint up to 8 Contractors to the framework to carry out Fire Alarm System and Fire Protection Equipment works. Contractors must be BAFE, NSI, SSAIB or an equivalent UKAS accredited Third Party Certified Provider.

Contractors carrying out Intruder Alarm System works via our Framework must be certified to NSI Silver or Gold, SSAIB, or an equivalent UKAS accredited Third Party Certified Provider.

Sprinkler and Misting Systems must be designed and installed in compliance with BS 9251 by a UKAS third party accredited installer and maintained by a UKAS certified third party and in accordance with BS EN 12845.

Contractor/s carrying out emergency lighting works, fire alarm system works and any electrical works shall be NICEIC/ECA (or equal and approved) and carry out electrical works to the latest Electrical Regulations; BS 7671 18th edition.

Engineers must have received training to ensure competence and a high standard of installation for the types of systems they are installing .

All framework contractors MUST be compliant with The Regulatory Reform (Fire Safety) Order 2005 Furthermore, all goods, works and services supplied to users will be delivered in accordance with all relevant British, European and international Standards for fire safety systems or products.

Contractors awarded contracts via this framework agreement shall conduct all necessary investigations, checks and the like to ensure that:

- The Member is meeting its legal obligations in respect of requirements relating to the fire alarm / detection systems, emergency lighting systems, and firefighting installations and equipment contained within its properties; and
- The Member is meeting its legal obligations in respect of The Regulatory Reform (Fire Safety) Order 2005, which places a responsibility on individuals within an organisation to carry out risk assessments to identify, manage and reduce the risk of fire.

The above listed works are all types of works covered by the framework and organisations applying for the framework will need to ensure they can cover the above listed

requirements in order to apply for the framework as we are not accepting submissions for single types of maintenance or installation services (i.e. Intruder Alarms only).

All Contractors appointed to the framework must be committed to delivering open protocol solutions to Members using our framework. Open protocol systems offer flexibility and a choice of solutions whilst ensuring future repairs and upgrades can be completed by any engineer with the relevant framework competence levels and without any system restrictions in place.

Open protocol systems prevent procurement restrictions and allow Members to run competitions via our framework to procure the best value for money solution.

Commercial tool

Establishes a framework

Contract dates (estimated)

- 26 October 2026 to 25 October 2030
- 4 years

Main procurement category

Services

CPV classifications

- 31518200 - Emergency lighting equipment
- 31625000 - Burglar and fire alarms
- 35111300 - Fire extinguishers
- 35111320 - Portable fire-extinguishers

- 35111500 - Fire suppression system
- 39525400 - Fire blankets
- 44115500 - Sprinkler systems
- 44482000 - Fire-protection devices
- 50000000 - Repair and maintenance services
- 79711000 - Alarm-monitoring services

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

Engagement

Engagement deadline

31 January 2026

Engagement process description

The purpose of this engagement process is to conduct preliminary market engagement with potential contractors interested in participating in the upcoming EEM0067 Fire & Intruder Alarms and Fire Protection Framework.

This process will help us understand market capabilities, refine our procurement strategy, and ensure that the framework is structured effectively to meet project requirements.

This preliminary market engagement notice is being used to engage with the market and interested organisations are encouraged to:

- Complete the Fire & Intruder Alarms and Fire Protection Framework market engagement questionnaire to express their interest and provide initial feedback:

<https://forms.office.com/e/h0J0rreYPV>

- Register interest in attending a meet the buyer session by emailing rosie@eem.org.uk with the preferred dates and max 3 attendees, these will be held between mid November - December 2025 either on Microsoft Teams or at EEM Offices:

Unit 3 Maisies Way

South Normanton

Alfreton, Derbyshire

DE55 2DS.

Interested organisations should note the questionnaire link will expire on 31st January 2026 14:00.

The details contained within this notice are provisional and are subject to change. This is a preliminary market engagement notice, and the tender documents are NOT available at this stage.

EEM expect to release the tender in May 2026.

Participation

Particular suitability

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

Contracting authority

EFFICIENCY EAST MIDLANDS LIMITED

- Companies House: 07762614
- Public Procurement Organisation Number: PRXX-3953-HVQM

3 Maisies Way

Alfreton

DE55 2DS

United Kingdom

Email: tenders@eem.org.uk

Region: UKF12 - East Derbyshire

Organisation type: Public authority - sub-central government