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Planning

EEM0053 Passive Fire Protection Services Framework

EFFICIENCY EAST MIDLANDS LIMITED

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

Notice identifier: 2025/S 000-070298

Procurement identifier (OCID): ocds-h6vhtk-051fc5 ([view related notices](#))

Published 3 November 2025, 9:23am

Scope

Reference

EEM0053

Description

Efficiency East Midlands (EEM Ltd) is a not for profit procurement consortium which establishes and manages a range of Frameworks and Dynamic Markets.

Our membership includes organisations providing services to the whole public sector including organisations such as: Registered Social Landlords in England and Wales, Local Authorities in England and Wales, National Health Service (NHS) bodies including NHS Trusts, foundation trusts, Integrated Care Boards or Partnerships, GP federations and other health and social care providers within England and Wales, all emergency services including Police Forces, fire and rescue departments and emergency medical services, all education establishments including but not limited to, schools maintained by local authorities, academy trusts, colleges, universities and other further education establishments, Registered Charities with a relevant link to the core purpose and services provided by

EEM and all other contracting authorities as defined in the Procurement Act 2023.

For more information on EEM and our offering please visit:

<http://eem.org.uk>

EEM are looking to run a procurement exercise to replace our existing Passive Fire Framework when it comes to an end in November 2026. The framework supports our members and users to ensure their buildings are compliant and safe for residents and employees safety. The Framework will provide a route to procure the following services:

- Fire Risk Assessment (FRA)
- Fire Protection Consultancy
- Passive Fire Protection strategy and advice.
- CDM & Building Regulation Assistant Management including designing.
- Fire Engineers Services.
- Supply and fit of fire doorset and associated areas including and fire door repairs.
- Building escape route surveys.
- Compartmentation survey and projects.
- Fire Signage
- EWS Forms (External Wall Systems) process and forms.
- Expert Witness Advice.
- Cladding services

It is anticipated the framework will be split into geographical lots but we are consulting with our framework users and seeking feedback as part of our market engagement process to help us make a decision on this.

Commercial tool

Establishes a framework

Total value (estimated)

- £310,000,000 excluding VAT
- £372,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 23 November 2026 to 22 November 2030
- 4 years

Main procurement category

Services

CPV classifications

- 45343000 - Fire-prevention installation works
- 71315400 - Building-inspection services
- 71317100 - Fire and explosion protection and control consultancy services
- 71631300 - Technical building-inspection services
- 75251110 - Fire-prevention 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

28 February 2026

Engagement process description

The purpose of this engagement process is to conduct preliminary market engagement with potential contractors who are interested in participating in the upcoming Passive Fire Framework.

The process will help us understand the 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 Passive Fire Framework market engagement questionnaire to express their interest and provide initial feedback

<https://forms.office.com/e/9jshNQpv7C>

- Register interest in attending a meet the buyer session tenders@eem.org.uk

Interested organisations should note the questionnaire link will expire on 28th February 2026.

The deadline to register your interest in the meet the buyer sessions is 27th November 2025. 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 June 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

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United Kingdom

Email: tenders@eem.org.uk

Region: UKF12 - East Derbyshire

Organisation type: Public authority - sub-central government