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Award

Provision of Estates Professional Management Services (EPMS)

London Fire Commissioner

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-079940

Procurement identifier (OCID): ocds-h6vhtk-054fec ([view related notices](#))

Published 4 December 2025, 6:19pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Voluntary extension to standstill period.

Scope

Reference

PROC/7496/25

Description

Since the early 2000s, the LFC's estate has supported hosting Mobile Network Operators (MNO) electronic communications installations. New legislation introducing the Electronic Communications Code 2017, hereafter referred to as 'The Code', has significantly deteriorated the benefits to landowners and the income that landlords can generate, whilst increasing the powers MNOs have to acquire sites. This benefits the government's targets in improving national telecommunications infrastructure.

Across the LFC estate, 59 fire stations have 79 lease agreements for telecoms installations with multiple MNOs on site for 20 stations. Their equipment is in various locations, from drill training towers to the roofs of fire stations and in some cases stand-alone antennas. Since 2022, Estates Professional Management Services (EPMS) for the Telecommunications Estate have been procured separately with the primary objective of minimising impacts on fire station operations and uses in respect of MNOs and their access to works/alterations on LFC sites.

Currently the LFC has no lease agreements agreed that are covered by The Code, however the impacts of new legislation are due to occur for LFC in 2025/26 with the imminent signing of new lease agreements. Any current leases that have expired are holding over outside The Code and therefore the old (higher) rents are currently being paid. The introduction of The Code provides MNOs with the power to install and keep installed their equipment on private land. LFC can only terminate the Agreement in very limited and specific grounds: -

- by providing evidence to redevelop all or part of the land and giving at least 18 months' notice,
 - substantial breaches by the MNO of its obligations under the Agreement;
 - persistent delays in making payments;
 - the MNO is not entitled to an agreement in the first place because its test justifying the need for the site has not been proven.
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Contract 1. Provisions of Estates Professional Management Services

Supplier

- [Telemaster Ltd](#)

Contract value

- £453,545 excluding VAT
- £544,254 including VAT

Above the relevant threshold

Award decision date

19 November 2025

Date assessment summaries were sent to tenderers

19 November 2025

Earliest date the contract will be signed

10 December 2025

Contract dates (estimated)

- 11 December 2025 to 8 December 2028
- Possible extension to 8 December 2030

- 4 years, 11 months, 29 days

Description of possible extension:

1 + 1 options to extend.

Main procurement category

Services

CPV classifications

- 70000000 - Real estate services
- 70100000 - Real estate services with own property

Information about tenders

- 3 tenders received
- 3 tenders assessed in the final stage:
 - 3 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 2 suppliers unsuccessful (details included for contracts over £5 million)

Submission

Submission type

Requests to participate

Procedure

Procedure type

Competitive flexible procedure

Supplier

Telemaster Ltd

- Companies House: 04639253

116 Aylesbury Road, Bedford, England, MK41 9RF

Bedford

MK41 9RF

United Kingdom

Email: allison.mullen@telemaster.co.uk

Region: UKH24 - Bedford

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Provisions of Estates Professional Management Services

Contracting authority

London Fire Commissioner

- Public Procurement Organisation Number: PVBD-9678-ZYDR

169 Union Street

London

SE1 0LL

United Kingdom

Contact name: Habiba Begum

Email: habiba.begum@london-fire.gov.uk

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government