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Award

Alarm Servicing and Maintenance Contract

APEX HOUSING ASSOCIATION

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

Notice identifier: 2025/S 000-081693

Procurement identifier (OCID): ocds-h6vhtk-058465 ([view related notices](#))

Published 10 December 2025, 4:49pm

Scope

Reference

APX003

Description

Apex Housing Association (the Client) manages a wide portfolio of buildings including general needs housing, supported living schemes, and sheltered housing developments across multiple locations. These buildings typically include communal areas, individual dwellings, staff areas, offices, and plant rooms.

The alarm and security installations across the sites include the following, Fire alarm Warden/Nurse Call Access Control Automated Doors Intruder alarm CCTV Personal Attack Alarm Disabled Refuge The installations include both landlord and domestic systems and are of varying ages, manufacturers, and configurations.

Fire alarm systems in Apex properties include a mix of conventional, addressable, domestic-type interlinked alarms, and hybrid systems. Some properties include multiple systems installed in different parts of the building. Systems may be integrated with ancillary services such as door access, AOV / smoke ventilation, warden call, passenger

lifts, or staff call alarms.

The Client requires a competent and experienced fire alarm maintenance Contractor to carry out periodic servicing, inspection, testing, and minor repairs of all alarm and security systems as listed within these documents. This shall be carried out in accordance with applicable standards, legislation and manufacturers' guidance to ensure continued functionality, reliability and statutory compliance of each system.

The appointed Contractor shall provide a full programmed maintenance regime covering all equipment forming part of the alarm and security systems. Maintenance shall include all system components such as but not limited to: Fire Alarm Systems: Control panels, zone cards, loop cards, power supplies, batteries, smoke detectors, heat detectors, multi-sensors, beam detectors, aspirating detection systems, manual call points, sounders, sounder beacons, voice sounders, interfaces, relay units, door hold-open devices, input/output modules, repeater panels, autodiallers, and network interfaces. Warden/Nurse Call Systems: Call points, pull cords, call reset units, indicator panels, overdoor lights, staff presence indicators, control units, communication handsets, and associated field devices. Access Control and Automated Door Systems: Control units, proximity readers, keypads, maglocks, electric strikes, request-to-exit devices, door contacts, interface modules, door operators, safety sensors, and override switches. Intruder Alarm Systems: Control panels, PIR sensors, magnetic contacts, vibration sensors, glass break detectors, panic buttons, internal and external sounders, strobe lights, keypads, remote fobs, and dial-out/integration modules. CCTV Systems: Cameras (fixed, PTZ, dome), digital/analog video recorders (NVR/DVR), monitors, power supplies, motion detection devices, housing units, brackets/mounts, and associated recording and storage hardware/software. Personal Attack Alarm Systems: Fixed and wireless panic buttons, reset units, control panels, communication devices, and interface units. Disabled Refuge / Emergency Voice Communication Systems: Refuge outstations, fire telephones, control panels, handsets, status indicators, and cabling infrastructure.

A full scope of service and list of properties is included in Doc 02 - Service Description and Scope.

This is a competitive flexible procedure under the Procurement act utilising two stages.

Contract form: to be NEC4 Term Service Contract (TSC) or other form as specified.
Duration: 3 Years with possible extension of 2 years (3+2)

Contract 1. Alarm Servicing and Maintenance Contract

Supplier

- DALKIA SCOTSHIELD LIMITED

Contract value

- £243,066.65 excluding VAT
- £291,679.98 including VAT

Above the relevant threshold

Award decision date

10 December 2025

Date assessment summaries were sent to tenderers

10 December 2025

Standstill period

- End: 19 December 2025
- 8 working days

Earliest date the contract will be signed

5 January 2026

Contract dates (estimated)

- 19 January 2026 to 18 January 2029
- Possible extension to 18 January 2031
- 5 years

Description of possible extension:

Additional two years

Main procurement category

Services

CPV classifications

- 50600000 - Repair and maintenance services of security and defence materials
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 51700000 - Installation services of fire protection equipment

Contract locations

- UKN - Northern Ireland

Information about tenders

- 2 tenders received

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

Submission

Submission type

Requests to participate

Procedure

Procedure type

Competitive flexible procedure

Supplier

DALKIA SCOTSHIELD LIMITED

- Companies House: SC133446

- Public Procurement Organisation Number: PNXP-5718-CJYH

1 Rutherglen Links

Glasgow

G73 1DF

United Kingdom

Email: salesadmin.mts@dalkia.co.uk

Website: <http://www.dalkia.co.uk>

Region: UKM95 - South Lanarkshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Alarm Servicing and Maintenance Contract

Contracting authority

APEX HOUSING ASSOCIATION

- Companies House: NP000125
- Public Procurement Organisation Number: PGVD-2259-CJZQ

APEX HOUSING ASSOCIATION 10 Butcher Street

LONDONDERRY

BT48 6HL

United Kingdom

Email: Procurement@apex.org.uk

Region: UKN0A - Derry City and Strabane

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Northern Ireland