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Tender

Hard FM - Provision of Fire and Security Repair, Maintenance and Minor Works Services

London Borough of Lewisham

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

Notice identifier: 2025/S 000-081705

Procurement identifier (OCID): ocds-h6vhtk-0597fc ([view related notices](#))

Published 10 December 2025, 5:16pm

Scope

Reference

DN800225

Description

London Borough of Lewisham invite Suppliers to tender for a Hard Facilities Management Contract for the provision of Fire & Security repair and Maintenance Services for its Corporate Property Estate. The contract will have provision for a range of planned and reactive Fire & Security services for approximately 70 sites including a wide range of properties from offices, libraries, community use buildings, children's centres and other operational buildings.

Lewisham is a vibrant and diverse borough in southeast London and has a total area of approximately 35 km². It encompasses a mix of urban and green spaces, rich cultural heritage, and a dynamic community.

These core Services include:

- Planned Preventative Maintenance and Statutory Testing - Maintenance in accordance with statutory compliance and British Standards.
- Reactive Repairs - Fault diagnosis and repair of fire and security systems to restore to safe and effective operation. Emphasis on first time fix.
- Emergency Response - 24/7 emergency response to system or asset related issues to restore systems / assets to a safe and effective operation or within tolerable risk levels.
- Intruder and Fire Alarm Monitoring - 24/7 Alarm Monitoring service and management of this service.
- Provision of technical advice relating to systems maintained under this contract.

Total value (estimated)

- £2,916,666.67 excluding VAT
- £3,500,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2029
- Possible extension to 31 May 2031
- 5 years

Description of possible extension:

Up to 2 years at the Council's discretion.

Main procurement category

Services

CPV classifications

- 32323500 - Video-surveillance system
- 35120000 - Surveillance and security systems and devices
- 42961100 - Access control system
- 45312000 - Alarm system and antenna installation work
- 50413200 - Repair and maintenance services of firefighting equipment
- 50610000 - Repair and maintenance services of security equipment
- 50700000 - Repair and maintenance services of building installations
- 79710000 - Security services

Contract locations

- UKI44 - Lewisham and Southwark

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

30 December 2025, 4:00pm

Submission type

Tenders

Tender submission deadline

7 January 2026, 12:00pm

Submission address and any special instructions

<https://www.londontenders.org/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 April 2026

Award criteria

| Name | Type | Weighting |
|--------------|-------------|------------------|
| Cost | Cost | 45% |
| Quality | Quality | 45% |
| Social Value | Quality | 10% |

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The procurement is being undertaken over two stages

Stage One - Procurement Specific Questionnaire - Request to Participate

Stage Two - Invitation to Tender - Tender Response

Only Suppliers who meet the Mandatory Requirements and the Conditions of Participation set out in the PSQ, will be deemed qualified and eligible for assessment against the scored Shortlisting Criteria.

Up to five qualified Suppliers who achieve the highest scores against the scored

Shortlisting Criteria (evaluated through the relevant PSQ questions and sub-questions), will progress to Stage 2. These Suppliers will receive a shortlisting notification and be invited to submit a full tender.

Qualified Suppliers whose scores do not fall within the highest-scoring group, shall not be shortlisted for the next stage of the competition. They will be notified as soon as practicable and provided with a statement of reasons in accordance with the Procurement Act 2023 requirements.

Documents

Associated tender documents

<https://www.londontenders.org/>

Technical specifications to be met

<https://www.londontenders.org/>

Contracting authority

London Borough of Lewisham

- Public Procurement Organisation Number: PYXG-1482-BYWG

4th Floor Laurence House

Catford

SE6 4RU

United Kingdom

Email: lewisham.procurement@lewisham.gov.uk

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government