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Tender

RBC - CS - Fire Safety and Compliance

Reading Borough Council

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

Notice identifier: 2025/S 000-015142

Procurement identifier (OCID): ocds-h6vhtk-0502fb

Published 15 April 2025, 9:58am

Scope

Reference

RBC 00002198

Description

Reading Borough Council are seeking providers to deliver a range of fire safety and compliance related goods, works and services, including:

Lot 1 - Risk assessments, Inspections and surveys

- Fire risk assessments
- Building Fabric Fire compartmentation surveys
- Fire door (flat entrance and communal) inspections.

Lot 2 - Remediation works

- Fire door-set supply (with Primary Test Evidence)

- Fire door installation and compartmentation remedial works

Lot 3 - Fire Safety Equipment (Active & Passive) Maintenance.

- Fire alarm and refuge alarm maintenance
- Emergency lights maintenance
- Wet and dry riser maintenance
- Fire extinguisher maintenance
- Automatic opening smoke ventilation maintenance
- Fire sprinklers and misting systems maintenance
- Bin chute maintenance

The required goods, works and services are to be provided and carried out across the entirety of the high, medium and low risk blocks of flats, houses of multiple occupancy (HMOs), sheltered housing schemes and supported housing stock within the portfolio managed by Reading Borough Council.

The schedules setting out the level of work for each contract year can be found in the respective specifications for each area of the contract.

Tenders are invited for the supply of:

Lot 1 - Fire Risk Assessments, Fire Compartmentation Surveys, and the Fire Door Inspection Programme

Lot 2 - Supply of Fire Doors, Fire Door Installation and Building Fabric Compartmentation Remedial Works

Lot 3 - Fire Alarm and Refuge Alarm Maintenance, Emergency Lighting Maintenance, Wet and Dry Riser Inspection, Servicing and Maintenance, Fire Extinguisher Inspection, Servicing and Maintenance, Automatic Opening Smoke Ventilation System Inspection, Service and Maintenance, Bin Chute Maintenance, and Fire Sprinkler and Misting Systems Maintenance

There are three lots that form this tender; whilst bidders can submit bids for each of the lots, there are limits to the lots that can be awarded to the same bidder, namely:

The same bidder can win lot 1 and lot 3

The same bidder can win lot 2 and lot 3

The same bidder cannot win lot 1 and lot 2

In the event that the same bidder is the highest scoring bidder for lot 1 and lot 2, they will be asked to choose their preferred lot, and the next highest scoring bidder will be appointed to the lot not chosen.

Total value (estimated)

- £3,680,000 excluding VAT
- £4,416,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 15 July 2025 to 14 July 2027
- Possible extension to 14 July 2029
- 4 years

Description of possible extension:

Two periods not exceeding twelve months each

Main procurement category

Services

Contract locations

- UKJ11 - Berkshire

Lot constraints

Maximum number of lots a supplier can be awarded: 2

Description of how multiple lots may be awarded:

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The same bidder can win lot 1 and lot 3

The same bidder can win lot 2 and lot 3

The same bidder cannot win lot 1 and lot 2

In the event that the same bidder is the highest scoring bidder for lot 1 and lot 2, they will be asked to choose their preferred lot, and the next highest scoring bidder will be appointed to the lot not chosen.

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Fire Risk Assessment, Fire Door Inspections, and Building Fire Compartmentation

Description

Provision of Fire Risk Assessment, Fire Door Inspections, and Building Fire Compartmentation

Lot value (estimated)

- £600,000 excluding VAT
- £720,000 including VAT

CPV classifications

- 71315300 - Building surveying services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Fire Door Installation and Compartmentation

Description

Provision of Fire Door Installation and Compartmentation

Lot value (estimated)

- £1,600,000 excluding VAT
- £1,920,000 including VAT

CPV classifications

- 44221220 - Fire doors

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Fire Safety Equipment Maintenance

Description

Provision of Fire Safety Equipment Maintenance

Lot value (estimated)

- £1,480,000 excluding VAT
- £1,776,000 including VAT

CPV classifications

- 51700000 - Installation services of fire protection equipment

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Submission

Tender submission deadline

19 May 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/readingbc/asp/home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 June 2025

Award criteria

Name	Description	Type
Price	A completed pricing schedule will be required for all submissions.	Price

Name	Description	Type
Quality	All bidders must complete and return the quality questions published with the tender documents	Quality

Weighting description

Full details of the award criteria to be used can be found in the tender documents

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Reading Borough Council

- Public Procurement Organisation Number: PWBJ-9435-VXQQ

Bridge Street

Reading

RG1 2LU

United Kingdom

Email: pchub@reading.gov.uk

Region: UKJ11 - Berkshire

Organisation type: Public authority - sub-central government