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Tender

## **Harman and Iselden House Fire Safety and Compliance Works**

The Mayor and Commonalty and Citizens of the City of London

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

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Procurement identifier (OCID): ocids-h6vhtk-05491e

Published 16 June 2025, 11:34am

### **Scope**

### **Reference**

25/95/PS

### **Description**

The City of London Corporation (the City) invites Tenders for the provision of Harman and Iselden House Fire Safety and Compliance Works

Harman Close, Avondale Square Estate, Old Kent Road, SE1 5PB

Harman Close is a sheltered housing block situated on the Avondale Square Estate in the London Borough of Southwark. It consists of 39 large bedsit flats, eight one-bedroom flats and one two-bedroom flat built on the ground, first and second floors. There are two lifts serving all floors. All flats have their own kitchens and bathrooms, but there is also a communal lounge on the ground floor where residents can socialise.

Isleden House, Prebend Street, Islington, N1 8PP

Isleden House is made up of general needs housing and sheltered accommodation. The estate was built in 1948 by the Trustees of the London Parochial Charities. In 1953 the Trustees conveyed the property to the City of London. The estate is centred around a quiet, private courtyard and gardens and comprises of 76 flats, 33 of which are sheltered accommodation for people at the current state retirement age. Sheltered residents have access to the communal lounge.

The Corporation currently has issues with both sites in relation to the current fire alarm systems, namely that the smoke detectors do not communicate with the warden call system due to historic lack of maintenance and/or a poor standard of responsive repairs. Consequently, there are waking watches in place at both sites.

The Corporation intends to proceed with the following works at both sites (subject to Condition Survey):

- Replacement of the existing fire alarm installation with a re-designed AICO LD1 system
- Replacement of the Warden Call System supply with an open protocol Tynetec Advent XT2 system (or similar approved) ready for the digital switch over (due to happen in 2027)
- Installation of AICO environmental sensors in all dwellings
- Installation of new mechanical extraction in the individual kitchens and bathrooms in all dwellings of both blocks (subject to peak flow test results and individual surveys)
- Removal of redundant cabling in communal corridors and lobby areas to facilitate fire door installation

### **Total value (estimated)**

- £650,000 excluding VAT
- £780,000 including VAT

Below the relevant threshold

### **Contract dates (estimated)**

- 3 November 2025 to 15 June 2026

- 7 months, 13 days

## **Main procurement category**

Works

## **CPV classifications**

- 45312100 - Fire-alarm system installation work

## **Contract locations**

- UK - United Kingdom

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## **Participation**

### **Conditions of participation**

As set out in the tender documents

### **Particular suitability**

- Small and medium-sized enterprises (SME)
  - Voluntary, community and social enterprises (VCSE)
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## **Submission**

### **Enquiry deadline**

7 July 2025, 12:00pm

### **Tender submission deadline**

14 July 2025, 12:00pm

### **Submission address and any special instructions**

This tendering exercise is being undertaken using the electronic tendering system 'City of London Corporation Sourcing & Contracts Portal' (<https://cityoflondon.ukp.app.jaggaer.com/>). Suppliers will need to register an interest on the system in order to participate and registration is free.

### **Tenders may be submitted electronically**

Yes

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## **Award criteria**

Assessment Criteria Weighting (%)

Qualification Envelope Pass / Fail

Responsible Procurement 15%

Technical Score Weight 45%

Commercial Score Weight 40%

## Question Number Question Word Count Weighting

### 1 Experience

Please confirm you have relevant experience of this type of project by providing case studies of two relevant projects that meet the scope of the works.

The examples should be from the past three years. The named contact provided should be able to provide written evidence to confirm the accuracy of the information provided below:

- Name of customer organisation and point of contact in the organisation
- Position in the customer's organisation and contact details (email address)
- Description of contract focusing on the delivery of conservation works
- Contract start date and completion date
- Estimated contract value

1,000 25%

### 2 Resources

Please provide an organogram demonstrating how you will structure your team to deliver the works, to include both management and delivery team.

Please submit a CV for each team member, limited to one A4 page per individual. These CVs will not be included in the overall word count for your response to this question.

Please advise what elements of the work cannot be completed in-house and will be sub-contracted to a member of your supply chain, providing details of how you will procure/select those sub-contractors 500 20%

### 3 Health and Safety

Please describe the processes and measures that your organisation has in place to promote Health and Safety on site and specifically describe how those will be implemented for this project. Please identify the key H&S risks that you have identified and will mitigate to ensure the health, safety, and welfare of the workforce, occupants/users of the sites, and any other stakeholders that may be impacted by the works.

750 15%

#### 4 Programme

Please provide a logistics plan, including a gantt chart programme, demonstrating how you would manage the works across the sites. Your response should include consideration of (but not be limited to):

- occupation of the building,
- residents,
- BSR approvals; and
- any other stakeholder involvement

Note: Gantt chart will not count towards word limit 750 20%

#### 5 Method statement

Please provide a method statement about how you will successfully execute the works according to the scope set out in the tender documents.

750 20%

Total 100%

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## Procedure

### Procedure type

Below threshold - open competition

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## **Contracting authority**

### **The Mayor and Commonalty and Citizens of the City of London**

- Public Procurement Organisation Number: PYQD-1693-MYXR

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City of London

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United Kingdom

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Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government