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Planning

## **Building Refurbishment Framework**

Central and Cecil Housing Trust

F01: Prior information notice

Reducing time limits for receipt of tenders

Notice identifier: 2024/S 000-033009

Procurement identifier (OCID): ocids-h6vhtk-04abd4

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### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Central and Cecil Housing Trust

266 Waterloo Road

London

SE1 8RQ

#### **Email**

[tenders@procurepublic.co.uk](mailto:tenders@procurepublic.co.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UK - United Kingdom

#### **Internet address(es)**

Main address

<http://www.procurepublic.co.uk>

Buyer's address

[https://www.mytenders.co.uk/search/Search\\_AuthProfile.aspx?ID=AA42912](https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA42912)

### **I.3) Communication**

Additional information can be obtained from another address:

ProcurePublic Limited

International House 64 Nile Street

London

N1 7SR

#### **Email**

[tenders@procurepublic.co.uk](mailto:tenders@procurepublic.co.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UK - United Kingdom

#### **Internet address(es)**

Main address

[www.procurepublic.co.uk](http://www.procurepublic.co.uk)

Tenders or requests to participate must be submitted electronically via

[www.mytenders.co.uk](http://www.mytenders.co.uk)

### **I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Building Refurbishment Framework

#### **II.1.2) Main CPV code**

- 50700000 - Repair and maintenance services of building installations

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

This Prior Information Notice (PIN) announces the Contracting Authority's intention to establish a framework for Building Maintenance and Refurbishment. The framework will replace the existing provisions and cover a broad range of services within the public sector. The expected tender release date is mid-November 2024.

The Building Maintenance and Refurbishment Framework will consist of the following seven lots, enabling the selection of CPV codes, regions, and financial capacity criteria. The anticipated spend is set at 1 GBP, with a maximum capacity of 90 million GBP.

Lot 1: Building Refurbishment Services (unified lot)

Lot 2: Internal & External Decoration/Repairs

Lot 3: Pitched and Flat Roofing

Lot 4: Kitchens & Bathrooms

Lot 5: Windows & Doors

Lot 6: Garage Doors

Lot 7: Fire Safety Maintenance & Installations

The framework will be open to all public sector bodies listed in the Office for National Statistics' (ONS) latest classification guide, including government departments, local authorities, educational institutions, healthcare organisations, and other ONS-classified public sector entities.

Further details and participation instructions will be provided by ProcurePublic at the time of release. Existing appointees and organisations that express an interest via the [mytenders.co.uk](https://mytenders.co.uk) portal will be notified of the tender issuance.

#### **II.1.5) Estimated total value**

Value excluding VAT: £90,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Maximum number of lots that may be awarded to one tenderer: 1

### **II.2) Description**

#### **II.2.1) Title**

Building Refurbishment Services (Unification of all lots)

Lot No

1

#### **II.2.2) Additional CPV code(s)**

- 50000000 - Repair and maintenance services
- 45260000 - Roof works and other special trade construction works
- 39141400 - Fitted kitchens
- 39141000 - Kitchen furniture and equipment
- 45421151 - Installation of fitted kitchens
- 44221000 - Windows, doors and related items

- 45451000 - Decoration work
- 31625100 - Fire-detection systems
- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Lot 1 refers to a unification of Building Maintenance and Refurbishment services, designed for large-scale planned improvement or repair programmes. This lot provides public sector clients with the flexibility to call off services for major refurbishment projects or address individual requirements as needed.

Works under this lot may include, but are not limited to:

Major programme refurbishment works

Building fabric repairs

Kitchen and bathroom refurbishments

Installation of new windows, doors, garage doors, fascias/soffits, porches, external cladding, guttering, and rainwater pipes

Pitched roofing repairs or replacements

General roofing repairs or replacements

Electrical system upgrades

Fire safety system maintenance and installations

External repairs and cyclical redecorations

This framework is tailored to support a wide range of public sector bodies, offering flexibility in the selection of CPV codes, regions, and financial capacity. With a total maximum contract value of 90 million GBP across all lots, the framework ensures comprehensive coverage for planned and reactive maintenance needs.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Internal & External Decoration / repairs

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45451000 - Decoration work
- 50000000 - Repair and maintenance services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Lot 2 of the Building Maintenance and Refurbishment Framework focuses on providing repairs and cyclical decoration services for internal and external structures as specified by the client. This lot offers the flexibility to address routine maintenance, as well as targeted repair work for a variety of building elements.

Services included in this lot are likely to involve:

Repairing external building components such as brickwork, rendering, re-pointing, damp proof courses, coping stones, concrete surfaces, timbers, guttering/rainwater pipes, cladding, and minor roofing repairs

Upgrading or renewing cavity wall insulation

Carrying out cyclical redecoration of previously painted external surfaces and communal areas, including applying anti-graffiti coatings and conducting fire precaution works

This framework supports a wide range of public sector bodies and offers a flexible approach through the selection of CPV codes, regions, and financial capacity. The overall

maximum contract value for the framework across all lots is 90 million gbp.

Contractors with the capacity to deliver these services will have the opportunity to participate, with further details provided upon the release of tender documents.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Pitched and Flat Roofing

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 45260000 - Roof works and other special trade construction works

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Lot 3 of the Building Maintenance and Refurbishment Framework is designed to cover the replacement or repair of existing pitched and flat roofs, including associated structures such as guttering, rainwater pipes, fascias, soffits, and dormer windows as identified by the client.

Works under this lot may include, but are not limited to:

Removal of existing roof coverings, roof timbers, roof structures, gutters, rainwater pipes, fascias, soffits, and dormer windows, as well as proper disposal of debris in compliance with current regulations

Removal of any asbestos-containing materials under controlled conditions, in accordance with current legislation

Structural alterations to accommodate the installation of new roof coverings and structures

Supply and installation of new roof coverings (as specified by the client), roof structures, timbers (both structural and non-structural), roof insulation, gutters, rainwater pipes, fascias, soffits, and dormer windows

Related works, including installation of tiles/slates, flashings, valleys, repairs to timbers, brickwork repairs, chimney repairs, coping repairs/replacements, fire break barriers/walls, lightning protection system upgrades, and making good of decorations.

This lot offers comprehensive roofing services for public sector bodies, providing flexibility in terms of materials and specifications according to client requirements. Contractors interested in participating will receive further information upon the release of tender documents.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Kitchens and Bathrooms

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45421151 - Installation of fitted kitchens
- 44411200 - Baths
- 45211310 - Bathrooms construction work

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**



Lot 4 of the Building Maintenance and Refurbishment Framework is designed to cover the repair, maintenance, supply, and installation of kitchens, bathrooms, wet rooms, W.C.s, and associated electrical systems where required. This lot provides a comprehensive solution for public sector clients seeking improvements or replacements in these areas.

Works under this lot may include, but are not limited to:

Stripping out existing kitchens, bathrooms, wet rooms, or W.C.s, including the removal of fixtures, fittings, tiles, floor coverings, and similar materials

Safe removal of asbestos-containing materials in accordance with current legislation

Carrying out any necessary structural alterations to facilitate the installation of new kitchens or bathrooms

Removal and proper disposal of all debris from the site in compliance with regulations

Supplying and installing new kitchens, bathrooms, wet rooms, or W.C.s, including units, sanitary ware, tiling, floor coverings, adjustments to pipework, electrical alterations, ventilation, fixtures and fittings, and decoration works

Testing and certifying the works upon completion to ensure compliance

Ensuring that all installations meet Occupational Therapy requirements and comply with Part M of the Building Regulations for accessibility.

This lot offers public sector bodies a flexible approach to refurbishing or upgrading kitchen and bathroom facilities.

Contractors interested in delivering these services will receive further details upon the release of tender documents.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Windows and Doors

Lot No

5

**II.2.2) Additional CPV code(s)**

- 44221000 - Windows, doors and related items

**II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

**II.2.4) Description of the procurement**

Lot 5 of the Building Maintenance and Refurbishment Framework covers the repair or replacement of windows (uPVC, timber, aluminium), doors (uPVC, timber, composite), fire doors, guttering, fascias, soffits, porches, and external cladding where required. This lot is designed to meet a wide range of public sector needs for upgrading or maintaining these elements.

Works under this lot may include, but are not limited to:

Removal of existing windows, doors, fascias, soffits, porches, and cladding, including frames, secondary glazing, and all associated fixtures and fittings

Safe removal of asbestos-containing materials, in line with all relevant legislation

Conducting any necessary structural alterations to facilitate the installation of new units

Removal and correct disposal of all debris from the site in accordance with regulations

Supply and installation of new uPVC, timber, or aluminium windows (including casements, sashes, etc.), doors, fascias, soffits, porches, and external cladding

Related work, such as repairs to window and door surrounds, installation of uPVC covering trims, spyholes, door chains, locks, electrical alterations (if needed), ventilation, and making good any decoration

Provision of FENSA certificates, guarantees, and any other required certification upon completion of the works

This lot offers a comprehensive solution for public sector bodies seeking to repair or replace windows, doors, and related elements. Contractors interested in participating in this opportunity will receive further details upon the release of tender documents.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Garage Doors

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 44221240 - Garage doors

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Lot 6 of the Building Maintenance and Refurbishment Framework covers the repair or replacement of existing garage doors. This lot provides a flexible solution for public sector bodies looking to upgrade or maintain their garage door installations.

Works under this lot may include, but are not limited to:

Removal of existing garage doors, fascias, frames, and associated fixtures and fittings

Safe removal of any asbestos-containing materials in compliance with current legislation

Carrying out any necessary structural alterations to facilitate the installation of new garage doors.

Removal and proper disposal of all debris from the site according to regulations

Supply and installation of new garage doors, tailored to the client's specifications

Provision of all required certificates, guarantees, and other relevant documentation upon completion of the works.

This lot offers a comprehensive approach to garage door maintenance and replacement for public sector entities. Contractors interested in this opportunity will receive further details when the tender documents are released.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

### **II.2.1) Title**

Fire Safety Maintenance & Installations

Lot No

7

### **II.2.2) Additional CPV code(s)**

- 24951210 - Fire-extinguisher powder
- 31625000 - Burglar and fire alarms
- 31625100 - Fire-detection systems
- 31625200 - Fire-alarm systems
- 35000000 - Security, fire-fighting, police and defence equipment
- 35111300 - Fire extinguishers
- 35111400 - Fire escape equipment
- 35111500 - Fire suppression system
- 44221220 - Fire doors
- 44480000 - Miscellaneous fire-protection equipment
- 44482000 - Fire-protection devices
- 45312100 - Fire-alarm system installation work
- 45343000 - Fire-prevention installation works
- 45343100 - Fireproofing work

- 51700000 - Installation services of fire protection equipment
- 75251110 - Fire-prevention services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Lot 7 of the Building Maintenance and Refurbishment Framework covers both planned and reactive maintenance for fire safety equipment, alarms, and emergency lighting systems. This lot provides essential services to ensure public sector buildings remain compliant with fire safety regulations and standards.

Works under this lot may include, but are not limited to:

Fire alarm services

Emergency lighting services

Maintenance and installation of firefighting equipment

Servicing and maintenance of automatic opening vents

Installation and maintenance of fire suppression systems, including sprinklers

Maintenance of dry risers

This lot offers a comprehensive solution for maintaining and installing fire safety systems within public sector properties.

Contractors interested in delivering these services will receive further information when the tender documents are released.

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.3) Estimated date of publication of contract notice**

18 November 2024

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 25

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.5) Scheduled date for start of award procedures**

6 December 2024

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## **Section VI. Complementary information**

### **VI.3) Additional information**

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

[https://www.mytenders.co.uk/Search/Search\\_Switch.aspx?ID=232930](https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=232930).

(MT Ref:232930)

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Public Procurement Review Service

Cabinet Office

London

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>