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Tender

Housing Fire Risk Assessments

Nottingham City Council

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

Notice identifier: 2025/S 000-051487

Procurement identifier (OCID): ocds-h6vhtk-056aba

Published 27 August 2025, 10:44am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

The deadline for tender submissions has been extended to Friday 5th September, to allow time to resolve outstanding clarifications.

Scope

Reference

CPU7757

Description

The Service is to carry out Fire Risk Assessments on social housing properties managed by Nottingham City Council's Housing Services Building Safety Team.

The Contractor will conduct monthly Fire Risk Assessments (FRAs) across 312 sites, including high-rise, mid-rise and low-rise blocks. The assessments will help us identify potential fire hazards, evaluate the effectiveness of existing fire safety measures, and develop strategies to mitigate identified risks.

The Contractor will carry out Type 1 FRAs-this is the most common and non-destructive type. It assesses the common areas of a building, such as lobbies and corridors, but does not include individual dwellings. The Contractor will be identifying fire hazards, evaluating risks, and providing actionable recommendations to ensure compliance with fire safety regulations and enhance the safety of our tenants. This includes supporting the requirements of the Building Safety Act 2022, particularly the duty to manage building safety risks and maintain accurate, accessible safety records.

Total value (estimated)

- £735,000 excluding VAT
- £882,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2025 to 30 September 2028
- 3 years

Options

The right to additional purchases while the contract is valid.

Depending on the outcomes of the Type 1 assessments the Client may request the Consultant to undertake Type 2, 3, or 4 Fire Risk Assessments to the properties.

Main procurement category

Services

CPV classifications

- 71315400 - Building-inspection services
- 71317100 - Fire and explosion protection and control consultancy services
- 71631300 - Technical building-inspection services

Contract locations

- UKF14 - Nottingham

Participation

Legal and financial capacity conditions of participation

The Contractor shall have the minimum levels of insurance indicated within the Tender documents in place at contract award.

Technical ability conditions of participation

The Contractor must hold appropriate qualifications and accreditations in fire safety and risk assessment and demonstrate understanding of relevant laws, regulations, and

standards, such as the Regulatory Reform (Fire Safety) Order 2005 and BS 7974:2019. Appropriate qualifications include Level 3 Certificate in Fire Risk assessment; FireQual awards in Fire Risk Assessment; and ABBE level 3 Certificate in Fire Risk Assessment (CIFRA).

The Contractor shall be able to demonstrate proficiency in fire safety engineering principles, including fire dynamics, smoke movement, and structural fire protection.

Particular suitability

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

Submission

Tender submission deadline

5 September 2025, 12:00pm

Submission address and any special instructions

Tender documents may be obtained, and all tenders submitted, via the Authority's eTendering portal: <https://procontract.due-north.com/Advert?advertId=00a7a598-326e-f011-813a-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 October 2025

Award criteria

Name	Description	Type	Weighting
Quality	The quality criteria are as follows: 1) Methodology & Compliance (25%) 2) Assessor Experience & Competency (15%) 3) Digital Systems & Usability (15%) 4) Programme & Risk Management (10%) 5) Social Value (5%) Full details are set out in the Procurement Documents.	Quality	70%
Tender Price	The tender price will comprise the total of the prices for each property as set out in the Asset List & Pricing Schedule.	Price	30%

Other information

Description of risks to contract performance

Contractor unable to deliver FRAs to schedule due to resource gaps.

Failure to upload and manage FRA data via digital platform.

Reports not meeting competency or regulatory standards.

Delays in mobilisation or failure to understand housing sector risk profile.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://procontract.due-north.com/Advert?advertId=00a7a598-326e-f011-813a-005056b64545>

Invitation to participate published on the Authority's eTendering portal.

Contracting authority

Nottingham City Council

- Public Procurement Organisation Number: PZGG-1891-TDCX

Loxley House

Nottingham

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United Kingdom

Email: procurement@nottinghamcity.gov.uk

Region: UKF14 - Nottingham

Organisation type: Public authority - sub-central government