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Tender

## **Framework for Building Safety and Compliance Works, and Associated Consultancy Services**

PROCURE PLUS HOLDINGS LIMITED

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

Notice identifier: 2025/S 000-061392

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### **Scope**

#### **Description**

Procure Plus are a value focused, not for profit company that specialises in the procurement of goods and services related to both the new build, repair, and maintenance of predominantly social housing properties.

Procure Plus wishes to procure and enter into a framework for building safety and compliance works, and associated consultancy services to be carried out on or within social housing properties and properties across the wider public sector.

The framework covers both consultancy services and works. The consultancy services include fire risk assessments, Fire Risk Appraisal of External Walls (FRAEW), building safety consultancy. The works covered by the framework include fire precaution and compartmentation works, external fabric improvements, soil vent pipe works and electrical and sprinkler installation and maintenance.

Companies appointed to the framework will be expected to share Procure Plus's commitment to social value, and specifically the creation of training and employment opportunities for individuals who are furthest from the labour market, groups that are underrepresented within the construction industry or individuals that may otherwise be

overlooked or marginalised within the labour market.

Procure Plus reserves the right to cancel the procurement at any time and not to proceed with all or part of the Framework.

Procure Plus will not, under any circumstances, reimburse any expense incurred by bidders in preparing their tender submissions or in participating in this procurement process.

## **Commercial tool**

Establishes a framework

## **Total value (estimated)**

- £695,000,000 including VAT

Above the relevant threshold

## **Contract dates (estimated)**

- 4 May 2026 to 3 May 2030
- 4 years

## **Options**

The right to additional purchases while the contract is valid.

The option to include additional purchases within contracts is required when further demand for services/works to additional properties is identified during the contract.

## **Main procurement category**

Works

## **Not the same for all lots**

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

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## **Lot 1. Fire Risk Assessments**

### **Description**

This Lot is for the provision of fire risk assessment services across the UK. The scope of service will include, but not be limited to, the assessment of all areas of the internal and external escape routes of Customer properties.

The place of performance is described as the United Kingdom, and this is intended to indicate that individual Customers of the framework will own and manage property across some or all of this area. Consultants who are appointed to the framework will not be required to work across the entirety of the UK and they will be able to limit their participation in call off processes to those opportunities that align with the geographical areas in which their organisation operates.

Procure Plus intends to appoint 15 companies to this lot.

Procure Plus reserves the option to appoint a limited number of additional companies to this lot of the framework beyond the 15 stated above. This option may be exercised by Procure Plus where there is a close proximity in the final overall scores between the 15th bidder and the bidders who are ranked in close proximity beneath. This option may also be exercised where, following what is expected to be a long evaluation process, Procure Plus considers that additional capacity will be required to deliver the works required on this lot. Bidders are advised that this is an option and not an obligation on the part of

Procure Plus and one that may be exercised on a lot-by-lot basis. Procure Plus reserves the right not to exercise this option and to only appoint 15 companies to this lot at the conclusion of the evaluation.

### **Lot value (estimated)**

- £12,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 71317100 - Fire and explosion protection and control consultancy services
- 75251110 - Fire-prevention services

### **Contract locations**

- UK - United Kingdom

### **Same for all lots**

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

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## **Lot 2. Fire Risk Appraisal of External Walls (FRAEW) and Associated External Wall Consultancy**

### **Description**

This Lot is for the provision of FRA EW assessments and associated external wall consultancy across the UK. The scope of service will include conducting FRA EW

assessments, supporting remedial works and providing related consultancy advice.

The place of performance is described as the United Kingdom, and this is intended to indicate that individual Customers of the framework will own and manage property across some or all of this area. Consultants who are appointed to the framework will not be required to work across the entirety of the UK and they will be able to limit their participation in call off processes to those opportunities that align with the geographical areas in which their organisation operates.

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### **Lot value (estimated)**

- £20,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 71251000 - Architectural and building-surveying services
- 71315100 - Building-fabric consultancy services
- 71315300 - Building surveying services

### **Contract locations**

- UK - United Kingdom

## **Same for all lots**

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

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## **Lot 3. Building Safety Consultancy**

### **Description**

This Lot is for the provision of building safety consultancy services across the UK. The scope of service will provide, source and coordinate specialist advice relevant to the building safety requirements.

The place of performance is described as the United Kingdom, and this is intended to indicate that individual Customers of the framework will own and manage property across some or all of this area. Consultants who are appointed to the framework will not be required to work across the entirety of the UK and they will be able to limit their participation in call off processes to those opportunities that align with the geographical areas in which their organisation operates.

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### **Lot value (estimated)**

- £20,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 71315200 - Building consultancy services
- 79417000 - Safety consultancy services

### **Contract locations**

- UK - United Kingdom

### **Same for all lots**

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

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## **Lot 4. Fire Precaution and Compartmentation Works National**

### **Description**

This Lot is for the provision of fire precaution and compartmentation works across the UK. The scope of works will include the completion of fire precaution and prevention works which include but are not limited to, the installation of fire doors, smoke seals, intumescent strips and fire signage.

Bidders are advised of a restriction in the number of Lots for which a tender can be submitted. This restriction exists between Lots 4-10 only.

Bidders who wish to submit a tender for Lots 4-10 are permitted to tender for Lot 4 or a maximum of two Lots from Lots 5 - 10.

The place of performance is described as the United Kingdom, and this is intended to

indicate that individual Customers of the framework will own and manage property across some or all of this area. Contractors who are appointed to the framework will not be required to work across the entirety of the UK and they will be able to limit their participation in call off processes to those opportunities that align with the geographical areas in which their organisation operates.

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### **Lot value (estimated)**

- £80,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 45343000 - Fire-prevention installation works

### **Contract locations**

- UK - United Kingdom

### **Same for all lots**

Contract dates and options are shown in the Scope section, because they are the same

for all lots.

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## **Lot 5. Fire Precaution and Compartmentation Works North West and Cumbria**

### **Description**

This Lot is for the provision of fire precaution and compartmentation works across the North West and Cumbria. The scope of works will include the completion of fire precaution and prevention works which include but are not limited to, the installation of fire doors, smoke seals, intumescent strips and fire signage.

Bidders are advised of a restriction in the number of Lots for which a tender can be submitted. This restriction exists between Lots 4-10 only.

Bidders who wish to submit a tender for Lots 4-10 are permitted to tender for Lot 4 or a maximum of two Lots from Lots 5 - 10.

Procure Plus intends to appoint 15 companies to this lot.

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### **Lot value (estimated)**

- £32,000,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 45343000 - Fire-prevention installation works

## **Contract locations**

- UKD - North West (England)

## **Same for all lots**

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

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## **Lot 6. Fire Precaution and Compartmentation Works Yorkshire and Humberside**

### **Description**

This Lot is for the provision of fire precaution and compartmentation works across Yorkshire and Humberside. The scope of works will include the completion of fire precaution and prevention works which include but are not limited to, the installation of fire doors, smoke seals, intumescent strips and fire signage.

Bidders are advised of a restriction in the number of Lots for which a tender can be submitted. This restriction exists between Lots 4-10 only.

Bidders who wish to submit a tender for Lots 4-10 are permitted to tender for Lot 4 or a maximum of two Lots from Lots 5 - 10.

Procure Plus intends to appoint 10 companies to this lot.

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### **Lot value (estimated)**

- £32,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 45343000 - Fire-prevention installation works

### **Contract locations**

- UKE - Yorkshire and the Humber

### **Same for all lots**

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

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## **Lot 7. Fire Precaution and Compartmentation Works North East**

### **Description**

This Lot is for the provision of fire precaution and compartmentation works across the North East. The scope of works will include the completion of fire precaution and prevention works which include but are not limited to, the installation of fire doors, smoke seals, intumescent strips and fire signage.

Bidders are advised of a restriction in the number of Lots for which a tender can be submitted. This restriction exists between Lots 4-10 only.

Bidders who wish to submit a tender for Lots 4-10 are permitted to tender for Lot 4 or a maximum of two Lots from Lots 5 - 10.

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### **Lot value (estimated)**

- £25,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 45343000 - Fire-prevention installation works

### **Contract locations**

- UKC - North East (England)

### **Same for all lots**

Contract dates and options are shown in the Scope section, because they are the same

for all lots.

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## **Lot 8. Fire Precaution and Compartmentation Works East Midlands**

### **Description**

This Lot is for the provision of fire precaution and compartmentation works across the East Midlands. The scope of works will include the completion of fire precaution and prevention works which include but are not limited to, the installation of fire doors, smoke seals, intumescent strips and fire signage.

Bidders are advised of a restriction in the number of Lots for which a tender can be submitted. This restriction exists between Lots 4-10 only.

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Procure Plus intends to appoint 10 companies to this lot.

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### **Lot value (estimated)**

- £25,000,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 45343000 - Fire-prevention installation works

## **Contract locations**

- UKF - East Midlands (England)

## **Same for all lots**

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

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## **Lot 9. Fire Precaution and Compartmentation Works West Midlands**

### **Description**

This Lot is for the provision of fire precaution and compartmentation works across the West Midlands. The scope of works will include the completion of fire precaution and prevention works which include but are not limited to, the installation of fire doors, smoke seals, intumescent strips and fire signage.

Bidders are advised of a restriction in the number of Lots for which a tender can be submitted. This restriction exists between Lots 4-10 only.

Bidders who wish to submit a tender for Lots 4-10 are permitted to tender for Lot 4 or a maximum of two Lots from Lots 5 - 10.

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### **Lot value (estimated)**

- £25,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 45343000 - Fire-prevention installation works

### **Contract locations**

- UKG - West Midlands (England)

### **Same for all lots**

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

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## **Lot 10. Fire Precaution and Compartmentation Works South**

### **Description**

This Lot is for the provision of fire precaution and compartmentation works across the South. The scope of works will include the completion of fire precaution and prevention works which include but are not limited to, the installation of fire doors, smoke seals, intumescent strips and fire signage.

Bidders are advised of a restriction in the number of Lots for which a tender can be submitted. This restriction exists between Lots 4-10 only.

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### **Lot value (estimated)**

- £40,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 45343000 - Fire-prevention installation works

### **Contract locations**

- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

**Same for all lots**

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

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**Lot 11. External Fabric Improvements to Medium and High Rise Buildings****Description**

This Lot is for the provision of external fabric improvement works to medium and high rise buildings across the UK. The scope of works will include the removal and installation of external wall fabric, access, roofing repairs and window renewals.

The place of performance is described as the United Kingdom, and this is intended to indicate that individual Customers of the framework will own and manage property across some or all of this area. Contractors who are appointed to the framework will not be required to work across the entirety of the UK and they will be able to limit their participation in call off processes to those opportunities that align with the geographical areas in which their organisation operates.

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**Lot value (estimated)**

- £300,000,000 including VAT

Framework lot values may be shared with other lots

## **CPV classifications**

- 45262000 - Special trade construction works other than roof works

## **Contract locations**

- UK - United Kingdom

## **Same for all lots**

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

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# **Lot 12. Soil Vent Pipe Works to Medium and High Rise Buildings**

## **Description**

This Lot is for the provision of soil vent pipe works to medium and high rise buildings across the UK. The scope of works will include the design, supply and installation of the soil and vent pipework.

The place of performance is described as the United Kingdom, and this is intended to indicate that individual Customers of the framework will own and manage property across some or all of this area. Contractors who are appointed to the framework will not be required to work across the entirety of the UK and they will be able to limit their participation in call off processes to those opportunities that align with the geographical areas in which their organisation operates.

Procure Plus intends to appoint 10 companies to this lot.

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### **Lot value (estimated)**

- £20,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 44165200 - Risers
- 45330000 - Plumbing and sanitary works

### **Contract locations**

- UK - United Kingdom

### **Same for all lots**

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

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## **Lot 13. Design, Supply Installation and Maintenance of Fire Alarms and Electrical Upgrade Works**

## Description

This Lot is for the design, supply, installation and maintenance of fire detection and alarm systems across the UK. The scope of works will include but not be limited to the design of a system, the installation and commissioning of the system as well as the ongoing maintenance.

The place of performance is described as the United Kingdom, and this is intended to indicate that individual Customers of the framework will own and manage property across some or all of this area. Contractors who are appointed to the framework will not be required to work across the entirety of the UK and they will be able to limit their participation in call off processes to those opportunities that align with the geographical areas in which their organisation operates.

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## Lot value (estimated)

- £32,000,000 including VAT

Framework lot values may be shared with other lots

## CPV classifications

- 45312100 - Fire-alarm system installation work

## Contract locations

- UK - United Kingdom

## **Same for all lots**

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

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## **Lot 14. Design, Supply, Installation and Maintenance of Sprinkler and Mist Systems**

### **Description**

This Lot is for the design, supply, installation and maintenance of fire sprinkler systems across the UK. The scope of works will include but not be limited to the design of a sprinkler system, the installation and commissioning of the system and the maintenance.

The place of performance is described as the United Kingdom, and this is intended to indicate that individual Customers of the framework will own and manage property across some or all of this area. Contractors who are appointed to the framework will not be required to work across the entirety of the UK and they will be able to limit their participation in call off processes to those opportunities that align with the geographical areas in which their organisation operates.

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### **Lot value (estimated)**

- £32,000,000 including VAT

Framework lot values may be shared with other lots

### **CPV classifications**

- 45343230 - Sprinkler systems installation work

### **Contract locations**

- UK - United Kingdom

### **Same for all lots**

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

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## **Framework**

### **Maximum number of suppliers**

Unlimited

### **Maximum percentage fee charged to suppliers**

4%

### **Further information about fees**

Please refer to the procurement documentation (Document D).

### **Framework operation description**

Please refer to the procurement documentation.

### **Award method when using the framework**

Either with or without competition

### **Contracting authorities that may use the framework**

Any social housing provider in the United Kingdom from time to time. 'Social Housing Provider' for this purpose means any provider of social housing and includes, without limitation, registered providers, local authorities, and arm's length management organisations (ALMOs)

Any local authority; any combined authority or associated body

Any police, fire or rescue authority

Any transport authority

Any NHS trust or body, or other health authority

Any waste disposal authority

Any university, school, free school, college or academy

Any other contracting authority (as defined in the Procurement Act 2023) that does not fall within any of the aforementioned categories

Any entity or joint venture company that any of the aforementioned contracting authorities and organisations holds an interest in from time to time

A list of current social housing providers can be found by visiting

<https://www.gov.uk/government/publications/registered-providers-of-social-housing>

## **Contracting authority location restrictions**

- UK - United Kingdom

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## **Participation**

### **Legal and financial capacity conditions of participation**

**Lot 1. Fire Risk Assessments**

**Lot 2. Fire Risk Appraisal of External Walls (FRAEW) and Associated External Wall Consultancy**

**Lot 3. Building Safety Consultancy**

**Lot 4. Fire Precaution and Compartmentation Works National**

**Lot 5. Fire Precaution and Compartmentation Works North West and Cumbria**

**Lot 6. Fire Precaution and Compartmentation Works Yorkshire and Humberside**

**Lot 7. Fire Precaution and Compartmentation Works North East**

**Lot 8. Fire Precaution and Compartmentation Works East Midlands**

**Lot 9. Fire Precaution and Compartmentation Works West Midlands**

**Lot 10. Fire Precaution and Compartmentation Works South**

**Lot 11. External Fabric Improvements to Medium and High Rise Buildings**

**Lot 12. Soil Vent Pipe Works to Medium and High Rise Buildings**

**Lot 13. Design, Supply Installation and Maintenance of Fire Alarms and Electrical Upgrade Works**

**Lot 14. Design, Supply, Installation and Maintenance of Sprinkler and Mist Systems**

Conditions of participation as stated in the procurement documents.

## **Technical ability conditions of participation**

**Lot 1. Fire Risk Assessments**

**Lot 2. Fire Risk Appraisal of External Walls (FRAEW) and Associated External Wall Consultancy**

**Lot 3. Building Safety Consultancy**

**Lot 4. Fire Precaution and Compartmentation Works National**

**Lot 5. Fire Precaution and Compartmentation Works North West and Cumbria**

**Lot 6. Fire Precaution and Compartmentation Works Yorkshire and Humberside**

**Lot 7. Fire Precaution and Compartmentation Works North East**

**Lot 8. Fire Precaution and Compartmentation Works East Midlands**

**Lot 9. Fire Precaution and Compartmentation Works West Midlands**

**Lot 10. Fire Precaution and Compartmentation Works South**

**Lot 11. External Fabric Improvements to Medium and High Rise Buildings**

**Lot 12. Soil Vent Pipe Works to Medium and High Rise Buildings**

**Lot 13. Design, Supply Installation and Maintenance of Fire Alarms and Electrical Upgrade Works**

**Lot 14. Design, Supply, Installation and Maintenance of Sprinkler and Mist Systems**

Conditions of participation as stated in the procurement documents.

## **Particular suitability**

**Lot 1. Fire Risk Assessments**

**Lot 2. Fire Risk Appraisal of External Walls (FRAEW) and Associated External Wall Consultancy**

**Lot 3. Building Safety Consultancy**

**Lot 4. Fire Precaution and Compartmentation Works National**

**Lot 5. Fire Precaution and Compartmentation Works North West and Cumbria**

**Lot 6. Fire Precaution and Compartmentation Works Yorkshire and Humberside**

**Lot 7. Fire Precaution and Compartmentation Works North East**

**Lot 8. Fire Precaution and Compartmentation Works East Midlands**

**Lot 9. Fire Precaution and Compartmentation Works West Midlands**

**Lot 10. Fire Precaution and Compartmentation Works South**

**Lot 11. External Fabric Improvements to Medium and High Rise Buildings**

**Lot 12. Soil Vent Pipe Works to Medium and High Rise Buildings**

**Lot 13. Design, Supply Installation and Maintenance of Fire Alarms and Electrical Upgrade Works**

**Lot 14. Design, Supply, Installation and Maintenance of Sprinkler and Mist Systems**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Tender submission deadline**

6 November 2025, 5:00pm

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

<https://tendermanagement.launchcontrol-systems.com/register/index/ff5b9b11f4>

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

Yes

### **Languages that may be used for submission**

English

**Award decision date (estimated)**

6 February 2026

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**Award criteria**

<b>Name</b>	<b>Type</b>	<b>Weighting</b>
Quality	Quality	60%
Price	Price	40%

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**Other information****Applicable trade agreements**

- Government Procurement Agreement (GPA)

**Conflicts assessment prepared/revised**

Yes

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**Procedure****Procedure type**

Open procedure

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## Contracting authority

### **PROCURE PLUS HOLDINGS LIMITED**

- Companies House: 05888820
- Public Procurement Organisation Number: PTGN-8493-BTXZ

Duckworth House Lancastrian Office Centre

Old Trafford

M32 0FP

United Kingdom

Email: [frameworks@procure-plus.com](mailto:frameworks@procure-plus.com)

Region: UKD34 - Greater Manchester South West

Organisation type: Public authority - sub-central government