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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

Procurement identifier (OCID): ocds-h6vhtk-05220f ([view related notices](#))

Published 1 October 2025, 2:51pm

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.

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.

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.

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.

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.

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.

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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.

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.

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.

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.

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

- 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.

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.

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.

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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.

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.

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.

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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.

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.

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.

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

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

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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)

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

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Price	Price	40%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure**Procedure type**

Open procedure

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

Region: UKD34 - Greater Manchester South West

Organisation type: Public authority - sub-central government