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Contract

Fire Safety Works - Passive Works

TRANSFORM HOUSING & SUPPORT Charity

F20: Modification notice

Notice identifier: 2025/S 000-062997

Procurement identifier (OCID): ocds-h6vhtk-05a98c

Published 7 October 2025, 4:05pm

Section I: Contracting authority/entity

I.1) Name and addresses

TRANSFORM HOUSING & SUPPORT Charity

BRADMERE HOUSE

BROOK WAY

KT227NA

Contact

Mila Lorenzana

Email

mlorenzana@transformhousing.org.uk

Country

United Kingdom

Region code

UKJ26 - East Surrey

Charity Commission (England and Wales)

264133

Internet address(es)

Main address

<https://transformhousing.org.uk/>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Fire Safety Works - Passive Works

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.2) Additional CPV code(s)

- 45450000 - Other building completion work

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

II.2.4) Description of the procurement at the time of conclusion of the contract:

CALL-OFF CONTRACT from the Procurement for housing Framework which allows direct call off award.

The Contract is completed in accordance with the following particulars:

Customer: Transform Housing & Support (company number 01057984) whose registered office is at

Bradmere House, Brook Way, Leatherhead, Surrey, KT22 7NA

Supplier: RAAM Construction Limited (company number 05934914) whose registered office is at Unit 8

Queensway, Enfield, EN3 4SB

Services the Supplier is to deliver:

- Work under this contract is to include, but not limited to, passive fire works such as fire door

remedial works, fire doors/door set replacement, compartmentation, and signing following fire

risk assessments or reactive and planned maintenance.

The FTS Notice: the contract notice with reference number 2023/S 000-007010 dated 2nd August 2024

published through the UK e-notification service.

Date of the Framework Agreement: 3rd December 2024

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

60

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2025/S 000-062872](#)

Section V. Award of contract/concession

Contract No

1

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

8 July 2025

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

RAAM Construction Limited

Enfield

Country

United Kingdom

NUTS code

- UKJ - South East (England)

Companies House

05934914

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £750,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Procurement Review Unit

London

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45000000 - Construction work

VII.1.2) Additional CPV code(s)

- 45000000 - Construction work

VII.1.3) Place of performance

NUTS code

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

VII.1.4) Description of the procurement:

CALL-OFF CONTRACT from the Procurement for Housing, allowable direct award from the Framework.

The Contract is completed in accordance with the following particulars:

Bradmere House, Brook Way, Leatherhead, Surrey, KT22 7NA

Supplier: RAAM Construction Limited (company number 05934914) whose registered office is at Unit 8

Queensway, Enfield, EN3 4SB

Services the Supplier is to deliver:

- Work under this contract is to include, but not limited to, passive fire works such as fire door

remedial works, fire doors/door set replacement, compartmentation, and signing following fire

risk assessments or reactive and planned maintenance.

The FTS Notice: the contract notice with reference number 2023/S 000-007010 dated 2nd August 2024

published through the UK e-notification service.

Date of the Framework Agreement: 3rd December 2024

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

60

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£750,000

VII.1.7) Name and address of the contractor/concessionaire

RAAM Construction Limited

enfield

Country

United Kingdom

NUTS code

- UKJ - South East (England)

Companies House

05934914

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Error in initial Notice. Typo on the full contract value. Value should state £750,000, not £150,000

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

Typo on the initial notice stated a value of £150,000. The correct value which should have been stated is £750,000 for the value of the contract.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £750,000

Total contract value after the modifications

Value excluding VAT: £750,000