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Tender

## **Provision of Fire Risk Assessment for Network Rail, Transport for Wales and Great Western Railway**

NETWORK RAIL INFRASTRUCTURE LIMITED

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

Notice identifier: 2025/S 000-073942

Procurement identifier (OCID): ocids-h6vhtk-05473a ([view related notices](#))

Published 14 November 2025, 12:24pm

### **Scope**

#### **Description**

To provide fire risk assessments or reviews as directed at specified locations. The contractor(s) will provide where requested, fire engineering support, guidance and direction for both projects and actions, which may include Landlord Consents, Project Site Visits, Project Plan review, but not limited to those.

Fire training for persons who are responsible for sites will be provided under the appropriate lot where required meeting legislation, site requirements and use of current systems to support those requiring the training.

Contractors will also carry out, where required, assessments for Dangerous Substances and Explosive Atmospheres in accordance with current regulations and, where applicable, company policies or requirements. These should be carried out at the same time as any other assessments to reduce the number of times required to visit sites and mitigate duplication.

Contractors may be required to either interface via API or manually to client systems to add actions from any assessments which are undertaken or provide data in a set format.

All Assessments are to be based on the Risk Base platform for record keeping and provide access to all clients where required.

1. Conduct fire risk assessments or reviews at specified locations as directed.
2. Provide fire engineering support, guidance, and direction for projects and actions, including, but not limited to, Landlord Consents, Project Site Visits, and Project Plan review.
3. Offer fire training for site-responsible personnel as required under the appropriate lot to meet legislation, site requirements, and current system usage.
4. Perform assessments for Dangerous Substances and Explosive Atmospheres according to current regulations, company policies, or requirements, concurrently with other assessments to minimize site visits and reduce duplication.
5. Interface via API or manually with client systems to add actions from assessments undertaken or provide data in a set format.
6. Base all assessments on the Risk Base platform for record keeping and provide access to clients where needed.

## **Commercial tool**

Establishes a framework

## **Total value (estimated)**

- £2,800,829 excluding VAT
- £3,360,995 including VAT

Above the relevant threshold

## **Contract dates (estimated)**

- 1 April 2026 to 31 March 2029

- Possible extension to 31 March 2031
- 5 years

Description of possible extension:

1+1

### **Main procurement category**

Services

### **CPV classifications**

- 75251110 - Fire-prevention services

### **Contract locations**

- UK - United Kingdom
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## **Lot 1. Fire Risk Assessments - Non-Critical Locations**

### **Description**

Occupied (staffed) and unoccupied (unstaffed) locations such as, depots, offices, small stations

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

- £2,800,829 excluding VAT
- £3,360,995 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 2. Fire Risk Assessments - Critical Locations**

### **Description**

Key locations such as, larger stations and other premises as designated by respective companies

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

- £2,800,829 excluding VAT
- £3,360,995 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## Lot 3. Fire Strategy

### Description

Railway stations and premises, while aligning with standards like BS 8644-1 and incorporating lessons from the Grenfell Inquiry to ensure safe design, operation, and emergency preparedness. This will also need to align for NR locations with NRs 6-step procedures

### Lot value (estimated)

- £2,800,829 excluding VAT
- £3,360,995 including VAT

Framework lot values may be shared with other lots

### Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## Lot 4. Fire Engineering Support

### Description

Fire engineering guidance for projects by a chartered fire engineer to assess and design bespoke fire strategies—especially for complex or non-standard buildings—ensuring compliance with legislation, enhancing safety outcomes, and enabling efficient, risk-informed solutions beyond prescriptive standards.

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

- £2,800,829 excluding VAT
- £3,360,995 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 5. Fire Training**

### **Description**

This lot involves training for fire risk assessors ahead of expected legislation changes. External companies currently cover this training

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

- £2,800,829 excluding VAT
- £3,360,995 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## Lot 6. DESEAR

### Description

Where required outside a normal fire risk assessment, DSEAR (Dangerous Substances and Explosive Atmospheres Regulations) risk assessment is a structured process to identify, evaluate, and control risks from flammable substances or explosive atmospheres in the workplace, ensuring compliance with legal duties and implementing safe systems of work to protect people, property, and operation.

### Lot value (estimated)

- £2,800,829 excluding VAT
- £3,360,995 including VAT

Framework lot values may be shared with other lots

### Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## Lot 7. Tunnels

### Description

To undertake risk assessment on tunnels using the NR Technical Authority approved tool. Any bidders in this lot will need to have been approved by the TA on the use prior to bidding and have a chartered fire engineer in place to support.

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

- £2,800,829 excluding VAT
- £3,360,995 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

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## **Lot 8. GWR Fire Risk**

### **Description**

Fire Risk Assessments (Non-Critical), Fire Risk Assessments (Critical), Fire Engineering Support & Fire Training (Great Western Railway)

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

- £2,800,829 excluding VAT
- £3,360,995 including VAT

Framework lot values may be shared with other lots

### **Same for all lots**

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

## **Framework**

### **Maximum number of suppliers**

15

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

0%

### **Justification for framework term over 8 years**

Not Applicable

### **Framework operation description**

The framework will operate under a schedule of rates. The schedule of rates will be used to determine the cost of an annual work bank. For the commercial evaluation of the framework each bidder will provide a range of costs within a pricing document which will then create a total cost to be used in evaluation, however all this will be confirmed at tender stage.

Lot 1-7 = Two suppliers will be awarded

Lot 8 - One supplier will be awarded

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

Either with or without competition

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

Establishing party only

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## **Participation**

### **Technical ability conditions of participation**

#### **Lot 7. Tunnels**

Any bidders in this lot will need to have been approved by the TA on the use prior to bidding and have a chartered fire engineer in place to support.

### **Particular suitability**

**Lot 1. Fire Risk Assessments - Non-Critical Locations**

**Lot 2. Fire Risk Assessments - Critical Locations**

**Lot 3. Fire Strategy**

**Lot 4. Fire Engineering Support**

**Lot 5. Fire Training**

**Lot 6. DESEAR**

**Lot 7. Tunnels**

**Lot 8. GWR Fire Risk**

Small and medium-sized enterprises (SME)

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## **Submission**

**Enquiry deadline**

5 December 2025, 5:00pm

**Submission type**

Requests to participate

**Deadline for requests to participate**

12 December 2025, 3:00pm

**Submission address and any special instructions**

<https://networkrail.bravosolution.co.uk/web/login.html>

pqq\_3803

**Tenders may be submitted electronically**

Yes

**Languages that may be used for submission**

English

**Award decision date (estimated)**

1 April 2026

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## Award criteria

| <b>Name</b> | <b>Description</b>   | <b>Type</b> | <b>Weighting</b> |
|-------------|--|-------------|------------------|
| Technical   | Technical - 20 Lot<br>specific technical- 20<br>Safety - 10 Social<br>Value - 5 Innovation - 5 | Quality     | 70%              |
| Commercial  | Commercial & Pricing<br>Evaluation   | Price       | 30%              |

## Other information

### Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

### Conflicts assessment prepared/revised

Yes

## Procedure

### Procedure type

Competitive flexible procedure

### Special regime

Utilities

## **Competitive flexible procedure description**

Network Rail will carry out a conditions of participation stage (requiring completion of a procurement specific questionnaire) followed by a multi- stage tender process consisting of 2 stages down selecting each stage as follows:

Stage 1 - PSQ - Technical - 100% Weighting - Top 4 Consultants to Progress

Stage 2 - ITT - Technical 70% - Commercial 30% - No. Consultants awarded - Lot 1 - 7 2 Consultants - Lot 8 - 1 Consultants

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## **Documents**

### **Documents to be provided after the tender notice**

Bravo Project Reference - project\_43276 - #39398 - Wales & Western Fire Risk Framework

PQQ: pqq\_3803 - Wales and Western Fire Risk Services

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## **Contracting authority**

### **NETWORK RAIL INFRASTRUCTURE LIMITED**

- Public Procurement Organisation Number: PNZN-9524-VCQJ

Waterloo General Office

London

SE1 8SW

United Kingdom

Contact name: Temi Phillips

Email: [temi.phillips@networkrail.co.uk](mailto:temi.phillips@networkrail.co.uk)

Website: <https://www.networkrail.co.uk/>

Region: UKI45 - Lambeth

Organisation type: Public authority - central government

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## Other organisations

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

### First Greater Western Limited

Summary of their role in this procurement: GWR will participate as collaborative partners throughout the tender process, contributing to the development of the specification, evaluation of submissions, and subsequent contract management activities.

- Public Procurement Organisation Number: PXVG-2764-GZCQ

Milford House, 1 Milford Street,

Swindon

SN1 1HL

United Kingdom

Contact name: Muberra Bushell

Email: [Muberra.Bushell@gwr.com](mailto:Muberra.Bushell@gwr.com)

Region: UKK14 - Swindon

### **Transport for Wales (Group)**

Summary of their role in this procurement: TfW will participate as collaborative partners throughout the tender process, contributing to the development of the specification, evaluation of submissions, and subsequent contract management activities.

- Public Procurement Organisation Number: PPHD-4211-XYXJ

3 Llys Cadwyn, Pontypridd

Rhondda Cynon Taff

CF37 4TH

United Kingdom

Contact name: Edward Jones

Email: [Edward.Jones@tfw.wales](mailto:Edward.Jones@tfw.wales)

Region: UKL15 - Central Valleys

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**Contact organisation**

Contact NETWORK RAIL INFRASTRUCTURE LIMITED for any enquiries.