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Planning

Fire Safety Remedial Works

Great Places Housing Group Limited

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-076859

Procurement identifier (OCID): ocds-h6vhtk-05acfe ([view related notices](#))

Published 25 November 2025, 1:17pm

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Scope

Description

Great Places Housing Group (GPHG) seeks contractors for the completion of remedial works as required by our ongoing programme of Fire Risk Assessments and building safety. This will principally be for passive firestopping works, such as fire door installation & compartmentalisation, but may include elements of active Fire Risk Prevention, such as fire & smoke alarms.

Works will be carried out across the GPHG estate in Greater Manchester, Cheshire, Lancashire, High Peak & South Yorkshire.

The framework may be for a period of up to eight years and estimated up to £8m.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £6,666,667 excluding VAT
- £8,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 21 April 2026 to 20 April 2034
- 8 years

Options

The right to additional purchases while the contract is valid.

GPHG may exercise the following options during the procurement phase:

- a) GPHG may alter or amend the tender notice to ensure it remains compliant with the Procurement Act 2023.
- b) If using a Competitive Flexible Procedure, it may alter the CFP description, stages or evaluation if this is proportionate based on clarifications received.
- c) GPHG may alter the draft tender documents provided at Stage 1 of a CFP if applicable.
- d) GPHG may abandon this procurement process at any time. It shall have no liability whatsoever to any Potential Providers, should it elect to abandon this procurement exercise.
- e) GPHG may alter the timeline at its discretion.

f) To cancel, vary or withdraw at any stage, where there is not a minimum of two compliant bidders.

g) To clarify any part of a submission received at any stage

GPHG may exercise the following options while the contract is valid:

a) Successful suppliers may deliver additional services/works or location that are in keeping with the nature of the contract for presently unknown variables, such as:

- > to support other departments within Great Places

- > to help to meet carbon net zero objectives

- > supporting any incoming or new regulatory and legislative changes

- > in cases of urgency

- > in cases of an alternative contract failure or termination

- > in cases of GPHG staff absence or illness

b) in the event GPHG acquires additional stock, e.g. through merger, contract or other acquisition, then GPHG reserves the right to extend the contract by a further period of 1 year and up to 50% value.

c) All bids are to remain valid for a period of 6 months.

d) If using an Open Framework, Great Places reserves the right to re-open competition bi-annually, annually or triannually.

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 44221220 - Fire doors
- 44480000 - Miscellaneous fire-protection equipment
- 45343000 - Fire-prevention installation works
- 51100000 - Installation services of electrical and mechanical equipment
- 51700000 - Installation services of fire protection equipment

Contract locations

- UKD3 - Greater Manchester
- UKD4 - Lancashire
- UKD6 - Cheshire
- UKD73 - Sefton
- UKD74 - Wirral
- UKE3 - South Yorkshire

Framework

Open framework scheme end date (estimated)

20 April 2034

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Further information about fees

This Framework is intended for use by GPHG only, and, as such, no fees apply

Framework operation description

Pricing will be on a Schedule Of Rates basis. Call-off contracts may be awarded either directly, or following a mini competition.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

5 January 2026

Tender submission deadline

19 January 2026, 12:00pm

Submission address and any special instructions

Tenders must be submitted using the ProActis ProContract portal, <https://procontract.due-north.com>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

19 March 2026

Other information

Payment terms

Invoices will be validated against orders completed in Great Places Systems. It is a mandatory requirement to use GPHG Systems. All invoices must be sent to invoices@greatplaces.org.uk quoting a valid purchase order number.

Subject to the Employer's right to withhold or dispute any amount, the Employer will pay the Contractor within 30 calendar days from receipt of an undisputed invoice.

Description of risks to contract performance

Market Capacity Risk - Limited number of suitably qualified subcontractors in the region may lead to insufficient competition.

Pricing Volatility - Fluctuations in material and labour costs (e.g. due to inflation or supply chain issues) could impact contract delivery and budget adherence.

Supply Chain Disruption - Global or local events could impact delivery times and costs.

Mobilisation Delays - Contractors may face delays in starting services due to onboarding, resource allocation, or access issues.

Policy or Legislative Changes - New government regulations (e.g. building safety, net zero requirements) could impose additional obligations mid-contract.

Force Majeure Events - Natural disasters, pandemics, or geopolitical events could impact delivery timelines or costs.

Undisclosed Conflicts of Interest - A bidder may have undeclared relationships that could compromise the integrity of the process.

Cybersecurity Breaches - If digital systems are used for scheduling or reporting, there's a risk of data breaches or system failures.

Complaints - Dissatisfaction from residents or stakeholders could delay or complicate works.

Leasehold reform - Ongoing or forthcoming leasehold reform legislation (e.g. Leasehold and Freehold Reform Bill) may alter the rights of leaseholders, particularly around service

charges, consultation requirements, and enfranchisement.

In-house delivery - Services delivered by internal resource may increase or decrease during lifetime of the contract.

Technology Failure or Integration Issues - If digital systems (e.g. job scheduling, resident portals) are used, integration or reliability issues may arise.

Acquisition of merger in the event GPHG acquires additional stock, e.g. through merger, contract or other acquisition, then GPHG reserves the right to extend the contract by a further period of 1 year and up to 50% value

Additional services - Suppliers may be required to deliver additional services/works or location that are in keeping with the nature of the contract for presently unknown variables, such as:

- > to support other departments within Great Places
- > to help to meet carbon net zero objectives
- > supporting any incoming or new regulatory and legislative changes
- > in cases of urgency
- > in cases of an alternative contract failure or termination
- > in cases of GPHG staff absence or illness

Procedure

Procedure type

Open procedure

Reduced tendering period

Yes

Qualifying planned procurement notice - minimum 10 days

Contracting authority

Great Places Housing Group Limited

- Mutuals Public Register: 30045R
- Public Procurement Organisation Number: PRYW-1616-TVYT

2a Derwent Avenue

Manchester

M21 7QP

United Kingdom

Email: procurement@greatplaces.org.uk

Website: <https://www.greatplaces.org.uk/>

Region: UKD33 - Manchester

Organisation type: Public authority - sub-central government