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Planning

Building Safety - Higher Risk Building Framework

Portsmouth City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

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Procurement identifier (OCID): ocds-h6vhtk-05f99b

Published 18 December 2025, 4:10pm

Scope

Description

Portsmouth City Council (The 'Council') have published this Preliminary Market Engagement (PME) Notice to inform and engage with the market regarding the establishment of a Framework to provide building safety projects for several higher risk residential buildings within the Portsmouth area.

The feedback gained from appropriately qualified & experienced contractors, or contractors that are not yet qualified & experienced but can evidence relevant business development activities will be used to inform the strategy to secure contractors to undertake subsequent building safety remedial projects on multiple higher risk residential buildings within the Council's possession.

It is envisaged that the procurement will commence in April 2026 to allow for award in August 2026 ahead of the commencement of the first project on site in May 2027.

The Council is considering inviting proposals for the first project, at Millgate House, as part of the tendering process to establish the framework agreement with the highest ranked framework contractor being awarded the call off contact for the Millgate House project.

The Council anticipates partnering with multiple contractors who will work on multiple projects, including the Design, Construction and compliance with legal and regulatory authorities such as the Building Safety Regulator.

DEMAND

There are currently 12 projects to be tendered, subject to review, of the following values;

4 x Up to £1m

4 x £1m - £5m

4 x £15m - £20m

SCOPE OF WORKS

Fire Stopping

New Compartment Walls

New Communal Fire Door Sets

New Fire Rated Property Entrance Doors (External and Internal)

Class B-s1, d0 Communal Decoration

Installation of External Wall Systems

Fire Rated Window Replacement

Walkway / Balcony Railing Repair / Replacement

Installation of Emergency Lighting

Installation of Fire Alarm Systems

Installation of Evacuation Alert Systems

Solar Panel Remediations

Installation of AOVs

Ventilation Repairs / Improvements

Installation of Sprinklers

Dry/Wet Riser Installation / Replacement

PROPOSED FRAMEWORK

The Council's preferred strategy is to create a new framework; however, to assist make its decision on the form, structure and scope of the framework, the Council is keen to gain views from the market on options for how the framework could be structured, including lotting and call off mechanisms to ensure greatest flexibility.

The framework, is currently proposed to have the following features:

To meet the programme the procurement route will be established for an initial period of 4-years, with the option to extend for a further 2 years, up to a maximum 6-year duration in total. The extension may be required as contingency in case the programme of works experiences unforeseen delays due to regulatory approvals, alterations to works or changes in further demand.

It is anticipated that over the initial 4-year period up to £85m may be procured through the procurement route based upon the Building Safety Programme for 2025 to 2030.

The projects predicted to be procured through this route are anticipated to range in value from £0.4m to £19m, with the average call off project being in the range of £1m - £5m.

The Council is currently considering the procurement strategy for projects above £15m, which may or may not be included for within the proposed framework, depending on the outcome of internal discussions and this pre-market engagement exercise.

It is not proposed to set a minimum or maximum project value as whilst the contract value ranges may differ the core work is of a similar nature, ie. of high complexity, requiring a high level of engagement from the contractor with the majority of the projects utilising design and build and requiring significant resident engagement.

The Council's Standard Framework Agreement will be used for the overarching framework. It is anticipated that most call off contracts will be let using JCT Pre-Construction Agreement for 1st stage pre-construction activities and the JCT Design & Build Contact for 2nd stage construction works. However there may be occasion when opportunities are tendered on a traditional lump sum single stage basis for either or both the design and build elements. The Council is therefore considering allowing for use of the full suite of JCT contracts and potentially also the NEC suite of contracts.

The Council is currently considering the lotting options under the framework. Options being considered include:

- Establishing a single framework approach with 4 suppliers on the primary tier with 2-3 suppliers in a reserve tier OR
- Establishing 2 lots covering different regional areas with 4-5 suppliers on each lot.

Award of contracts may be via a mini-competition or direct award, as appropriate and depending upon Lotting strategy adopted. The procurement route for each project will be determined on an individual basis.

The Framework may will primarily be used by Portsmouth City Council & Successor Unitary Authority established as result of Local Government Re-organisation which will likely broadly cover Portsmouth, Gosport, Fareham & Havant boundaries. Gosport Borough Council, Fareham Borough Council and Havant Borough Council will also be able to utilise the framework in advance of the new unitary authority vesting on 1st April 2028.

The Council is also considering opening up access to other Council's and public sector bodies such as Housing Associations operating within the wider Solent area.

PROGRAMME

The Council are intending to run the PME and the subsequent envisaged tender process under the following Procurement Programme:

Issue Preliminary Market Engagement Notice 18th December 2025

PME Contractor Engagement Event (Hybrid) 16th January 2026

PME Contractor engagement 1:1s 26th January 2026 to 6th February 2026

ITT published via Intend / Contract Notice 20th April 2026

Site visits and bidders' session 20th April 2026 to 15th May 2026

Deadline for clarifications 29th May 2026

Tender return deadline 5th June 2026

Notification of award 3rd July 2026

End of standstill period 15th July 2026

Section 20 period 6th July 2026 - 4th August 2026

Framework & Contract Award Confirmation 5th August 2026

Framework & Contract Execution 21st August 2026

Mobilisation 21st June 2027 to 8th October 2027

Works commence on site 11th October 2027

Completion of works on site 6th October 2028

Commercial tool

Establishes a framework

Total value (estimated)

- £85,000,000 excluding VAT
- £102,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 21 August 2026 to 20 August 2030
- Possible extension to 20 August 2032
- 6 years

Main procurement category

Works

CPV classifications

- 31518200 - Emergency lighting equipment
- 31625100 - Fire-detection systems
- 31625200 - Fire-alarm systems
- 34928470 - Signage
- 35111500 - Fire suppression system
- 44115500 - Sprinkler systems
- 44165000 - Hoses, risers and sleeves
- 44212381 - Cladding
- 44221220 - Fire doors
- 44480000 - Miscellaneous fire-protection equipment
- 45262650 - Cladding works
- 45300000 - Building installation work
- 45421100 - Installation of doors and windows and related components
- 50700000 - Repair and maintenance services of building installations
- 51100000 - Installation services of electrical and mechanical equipment
- 51700000 - Installation services of fire protection equipment
- 71314100 - Electrical services
- 71321000 - Engineering design services for mechanical and electrical installations for buildings
- 71600000 - Technical testing, analysis and consultancy services
- 75251110 - Fire-prevention services

Contract locations

- UKJ31 - Portsmouth
- UKJ35 - South Hampshire

Engagement

Engagement deadline

10 February 2026

Engagement process description

Portsmouth City Council (The 'Council') have published this Pre Market Engagement (PME) Notice to seek assistance from the market to understand the market's interest, capacity, current & future capability and opinion on options for the development of a procurement strategy and tender documentation to meet needs, objectives, statutory obligations and best value duties for the establishment of a Framework to provide building safety projects for several higher risk residential buildings within the Portsmouth area.

The Council is seeking to engage with appropriately qualified & experienced contractors, or contractors that are not yet qualified & experienced but can evidence relevant business development activities.

The council will be running a hybrid briefing (In person at Civic Offices, Portsmouth and via Teams) on the 16th January 2026 at 09:00. Interested parties are encouraged to attend this briefing as it will present an opportunity to better understand the proposed framework.

The Council will be recording the meeting to subsequently make this available as part of the PME pack via In-Tend.

To attend virtually, please use the link in the PME briefing document, if you wish to attend in person, contractors are to contact the Council using the correspondence function on In-Tend .

If you wish to join in person then it is anticipated that the meeting will be held in the Civic

Offices, the location is liable to change depending on the demand to attend in person. If there is a change in venue you will be notified via the correspondence function on In-Tend.

Any questions and answers from this event will be recorded via separate clarification log and will be published to In-Tend for all contractors to access, unless deemed commercially sensitive.

The suggested agenda is:

09:00 to 09:10 - Introduction

09:10 to 09:30 - PCC Presentation

09:30 to 10:00 - Questions and Answers

Contractors are not limited to the number of delegates and should submit their request to attend in person no later than the 15th January 2026.

PME PROGRAMME

The Council's process and timetable for undertaking the PME process is:

1. Issue PME Notice on Find a Tender Service 18/12/25
2. Publish PME Documents on In-Tend 18/12/2025
3. Deadline to confirm attendance in person. 15/01/26
4. Hybrid PME Event 16/01/26
5. Deadline for 1-1 Meetings EoI 23/01/26
6. 1-1 Engagement Meetings 26/01/26 - 06/02/26

The Council will administrate the preliminary market engagement and process using its e-sourcing system In-Tend. For further details, communications and to express an interest please register / access Intend via link:

<https://in-tendhost.co.uk/portsmouthcc/aspx/home>

BRIEFING

The Council is inviting all interested contractors to a PME Briefing on 16th January 2026

to better understand the proposed framework. Contractors are welcome to join via Teams or in person at the Civic Offices, Portsmouth. Joining details are set out within the PME Briefing document in InTend.

1-1 MEETINGS

Also, the Council is inviting suitably qualified and experienced contractors to take part in exploratory 1-1 online TEAMS meetings which will take place between 26th January 2026 and the 6th February 2026.

The Council currently has eight slots available, each slot being an hour and fifteen minutes in length. The 1-1 slots available are set out within the PME Briefing document in InTend and will be allocated on a first come first served basis to Contractors.

Interested contractors should submit via In-Tend by no later than Friday 23rd January 2026 at 15:00 a completed Expression of Interest (EOI) and Conflict of Interest (COI) forms accessible via the council's e-sourcing system In-Tend in order to book a 1-1 slot.

Contractors should note that there is no obligation to take part in this exercise and that if they do not take part, it will not preclude them from any subsequent related procurement process, and this is in no way an indication of the selection of any organisation or a guarantee of future work.

A summary of the PME feedback will be shared with all contractors that participate in the 1:1's or events, for review prior to its publication with the subsequent procurement.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

20 April 2026

Contracting authority

Portsmouth City Council

- Public Procurement Organisation Number: PCNL-5714-PRZV

Civic Offices, Guildhall Square

Portsmouth

PO1 2AL

United Kingdom

Contact name: Procurement Service

Telephone: +442392688235

Email: procurement@portsmouthcc.gov.uk

Website: <https://www.portsmouth.gov.uk/>

Region: UKJ31 - Portsmouth

Organisation type: Public authority - sub-central government