SOUTH WEST PROCUREMENT ALLIANCE

Fire Safety

2ND APRIL 2024 – 1ST APRIL 2028

FS2 Framework Guide

Improving lives and places
through quality procurement solutions

swpa.org.uk

WHY HAS THIS FRAMEWORK BEEN DEVELOPED?

CN 2023/S 000-017793, CAN 2024/S 000-010650

Fire Safety (FS2) has been developed following ongoing engagement and consultation with the market and public sector organisations, including housing associations and local authorities.

With the variety of high quality large and SME contractors appointed to this framework, FS2 provides an excellent choice for clients to access a range of fire safety specialists. FS2 was designed to facilitate greater collaboration between suppliers and the public sector, while continuing to provide an efficient, value for money procurement route to ensure protection from fire within their properties.

Available for use by all public sector bodies across England, FS2 expands on services previously offered in our FS1 framework. It also follows new Fire Safety (England) Regulations 2022, in force from January 2023. Alongside the Fire Safety (Scotland) Regulations 2006 and with the introduction of the Building Safety Act 2022 and Fire Safety Act 2021.

The tender was carried out in strict accordance with the Public Contracts Regulations 2015 and The Public Contracts (Scotland) regulations 2015. Places on the framework were awarded to 27 different suppliers in eight workstreams contained in the four solutions below. The companies appointed to the framework are experts in their field, with a proven track record in delivering projects with public sector clients.

The term of the framework is from **2nd April 2024 to 1st April 2028**. Individual call-off projects can be completed beyond the four-year duration of the framework as long as a contract has been awarded prior to the framework expiry date.

Our fire safety framework covers

- Consultancy and risk management
- System installations
- Systems servicing and maintenance
- Cladding remediation

Our Vision for Fire Safety

Fire safety has never been higher on the agenda post-Grenfell and with more stringent regulations coming into force. It's more important than ever for public sector bodies and social housing providers to carefully consider the preparation of buildings in the event of a fire.

A guiding principle in the development of our fire safety framework has been to support the public sector, by providing a broad range of fire safety consultancy, installation and maintenance, cladding remediation and waking watch services for our clients. Therefore FS2 was designed to include all common fire safety requirements under one framework, because these work efficiently in buildings to prevent, detect, alert, and even suppress a fire that has already started.

As with all of our frameworks we achieve this by continuing to innovate to meet and exceed the "Gold Standard" for public sector construction frameworks. We pride ourselves on our long-standing commitment to early engagement and collaboration, bringing specialist suppliers and public sector bodies together to guide framework development, ensuring best possible outcomes for the public sector, local authorities, housing associations, their tenants and communities.

ABOUT THIS FRAMEWORK

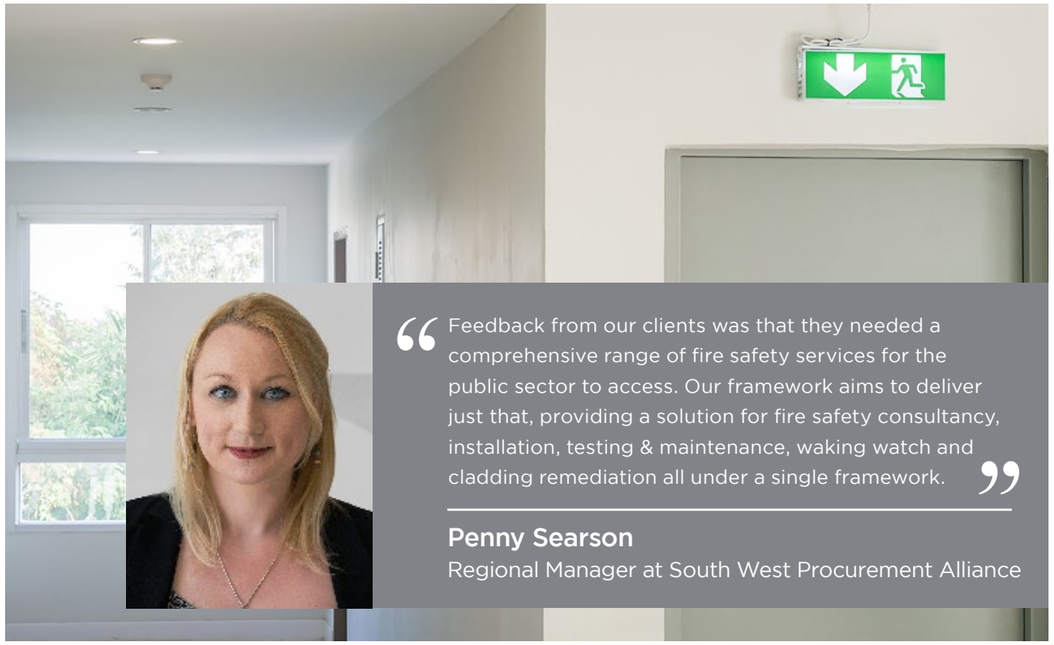
VISION FOR THE FRAMEWORK

FS2 clearly demonstrates the benefits of early collaboration resulting in a comprehensive framework, making high quality specialist firms available to the public sector with the options for increased flexibility and collaboration, through individual specialists or multi-disciplinary options.

SWPA provides legally compliant frameworks and DPS' which can be used by local authorities, social landlords and other public sector organisations to procure works, products and services for consultancy, compliance, refurbishment and modernisation, energy efficiency and development projects. The South West Procurement Alliance brand, which is part of the LHC Procurement Group, was launched in October 2019.

Our aims are to work closely with South West clients and Appointed Companies and to focus on regional priorities. We are a locally based, growing team with offices in Exeter.

SWPA continues to fulfil our commitments to social value impacts, increasing the public sector's access to regional and local specialists, encouraging SME involvement, and driving economic uplift to regional areas.



> "Feedback from our clients was that they needed a comprehensive range of fire safety services for the public sector to access. Our framework aims to deliver just that, providing a solution for fire safety consultancy, installation, testing & maintenance, waking watch and cladding remediation all under a single framework."
>
> **Penny Searson**
> Regional Manager at South West Procurement Alliance

LHC Procurement Group Social Value Commitment

In addition to providing our Clients with competitively tendered Framework Agreements for building works, goods and services SWPA is committed to delivering tangible social value and community benefits to meet local and regional needs.

SWPA work with our Clients and Appointed Companies to ensure that wherever possible projects delivered using our frameworks leave a social legacy, which can be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts.

FIRE SAFETY CONSULTANCY AND RISK MANAGEMENT
OVERVIEW

ABOUT CONSULTANCY AND RISK MANAGEMENT

Introduction and Scope

Our consultancy and risk management solution has been designed to offer our clients an array of high quality specialist firms to support the development and implementation of fire safety strategies within their buildings. Our solution provides options for increased flexibility and collaboration through individual specialists offering consultancy, risk assessment and waking watch solutions.

Key benefits at a glance:

- ✓ Development of fire safety strategies, policies, procedures, and emergency plans
- ✓ Provides fire risk and block assessments
- ✓ Provides cost-benefit analysis of options for fire safety remedial solutions
- ✓ 24 hour manned waking watch

The suppliers appointed are to provide fire safety consultancy and risk management solutions and are experts in their field, with a proven track record in delivering projects with public sector clients. Our framework has been designed to provide our clients with a comprehensive solution providing access to specialists in the following areas.

Fire Safety Consultancy:

The suppliers appointed are to provide consultancy services, and will advise and assist our clients with the creation of, and the ongoing review of fire safety provisions and a fire safety strategy, which is appropriate to our clients' building asset stock in line with legislative requirements.

Our suppliers will advise on all aspects of fire safety including, fire safety legislation, active, passive and suppression systems to ensure safety, and guide our clients with the formulation and reviewing fire risk assessments.

Fire Risk Assessments:

The suppliers appointed are to provide fire risk assessments and advise our clients on identifying fire hazards, individuals at risk, providing a method to evaluate, remove or deduce the risks of fire, recording the findings and providing appropriate actions.

Waking Watch:

The suppliers appointed are to provide waking watch fire service to our clients providing additional manned fire risk mitigation which supports our clients' evacuation strategy.

The waking watch service will consist of suitably trained individuals who will continually patrol the interior and exterior areas of a building in order to ensure early detection of a fire, and where necessary raise the alarm and assist in the safe evacuation of tenants from the building.

FIRE SAFETY CONSULTANCY AND RISK MANAGEMENT
APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Fire Safety Consultancy

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Bailey Partnership (Consultants)	✓	✓	✓	✓
Eco-Fire	✓	✓		
FCS-live	✓	✓	✓	✓
Fire-Rite UK	✓	✓	✓	✓
Firntec		✓		✓
Global HSE Solutions	✓	✓	✓	✓
IFI Group	✓	✓	✓	✓
Keystone Fire Safety		✓	✓	✓
Pennington Choices	✓	✓	✓	✓

Fire Risk Assessments

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Bailey Partnership (Consultants)		✓		
FCS-live	✓	✓	✓	✓
Firntec	✓	✓	✓	✓
Global HSE Solutions	✓	✓	✓	✓
Pennington Choices	✓	✓	✓	✓
Tersus Consultancy	✓	✓	✓	✓

Waking Watch

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Crown Security Solutions	✓	✓	✓	✓
Fire & Evacuation Services	✓	✓	✓	✓
Just Ask Estate Services	✓	✓	✓	✓
Secure FM	✓	✓	✓	✓
SSG Support Services Group	✓	✓	✓	✓

FIRE SAFETY INSTALLATIONS
OVERVIEW

ABOUT FIRE SAFETY INSTALLATIONS
Introduction and Scope

Our fire safety installations solution has been designed to offer our clients access to a comprehensive selection of high quality specialist firms providing a range of options through both individual specialists to mutli-disciplinary contractors, covering the installation of passive and active fire protection along with fire suppression systems.

Key benefits at a glance:

- ✓ Provides compartmentation surveys, fire stopping and remedial works
- ✓ Design, supply, install and commission of emergency lighting and AOV (Automatic Opening Vents) systems
- ✓ Domestic smoke, fire and carbon monoxide alarm system specialists
- ✓ Dry & wet risers and sprinkler systems

The suppliers appointed are to provide fire safety installations and are experts in their field, with a proven track record in delivering projects with public sector clients. Our framework has been designed to provide our clients with a comprehensive solution providing access to specialists in the following areas.

Passive Fire Protection Installations:

The suppliers appointed are to provide passive fire protection installation services to our clients including surveys, design, new and replacement installations, remedial works and maintenance, as may be necessary to achieve fire safety compliance as per any current and future applicable fire safety legislation.

The suppliers have been appointed to provide our clients access to specialist expertise to cover the specific disciplines associated with fire protection, that are typically installed in a building to protect the structural integrity of the building, limit the spread of fire and limit/control smoke spread.

Active Fire Protection Installations:

The suppliers appointed are to provide active fire protection installation services to our clients including the design, installation and commissioning of a range of active fire protection measures, as necessary to achieve fire safety compliance through current and future applicable fire safety legislation, (currently the Fire Safety Order 2005) as well as their associated British Standards.

Fire Suppression System Installations:

The suppliers appointed are to provide active fire protection installation services to our clients including the design, installation and commissioning of a range of fire suppression measures, typically installed in a building to limit the spread of fire and to limit/control smoke spread, to achieve fire safety compliance through current and future applicable fire safety legislation, (currently the Fire Safety Order 2005) and their associated British Standards.

Multi-disciplinary Fire Safety Installation:

In addition to providing access to individual specialists, our fire safety installation solution provides our public sector clients with access to a range of suppliers offering multi-disciplinary services to meet their fire safety installation requirements. The suppliers appointed are to provide fire safety installations solutions and are experts in their field, with a proven track record in delivering projects with public sector clients.

FIRE SAFETY INSTALLATIONS
APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Passive Fire Protection Installations

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Ark Fire Protection	✓	✓	✓	✓
Bell Group	✓	✓	✓	✓
CLC Contractors	✓	✓	✓	✓
Global HSE Solutions	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
Ventro	✓	✓	✓	✓

Active Fire Protection Installations

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Fire-Rite UK	✓	✓	✓	✓
Security And Fire Experts			✓	✓
Global HSE Solutions	✓	✓	✓	✓
OpenView Security Solutions	✓	✓	✓	✓
Protec Fire Detection	✓	✓	✓	✓
RAAM Construction	✓	✓		
Ventro	✓	✓	✓	✓

Fire Suppression System Installations

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Protec Fire Detection	✓	✓		
Ventro	✓	✓	✓	✓

Multi-disciplinary Fire Safety Installation

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
CARDO (Wales & West)	✓	✓	✓	✓
Global HSE Solutions	✓	✓	✓	✓
Ian Williams	✓	✓	✓	✓
Ventro	✓	✓	✓	✓

FIRE SAFETY SERVICING & MAINTENANCE
OVERVIEW

ABOUT SERVICING & MAINTENANCE

Introduction and Scope

Our fire safety systems servicing and maintenance solution has been designed to offer our clients access to high quality specialist firms to deliver on all their fire safety testing, servicing and maintenance requirements through individual specialists and also multi-disciplinary providers.

Key benefits at a glance:

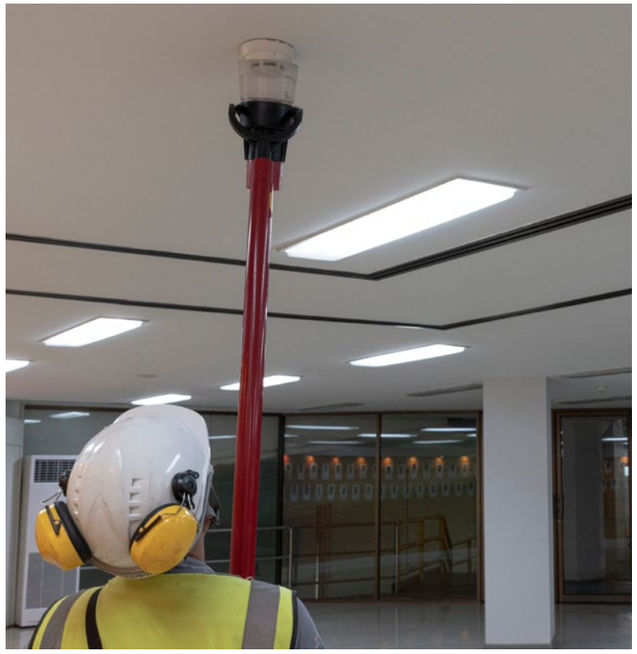
- ✓ Domestic smoke, fire and carbon monoxide alarm systems
- ✓ Emergency lighting and AOV (Automatic Opening Vents)
- ✓ Dry & wet risers and sprinkler systems
- ✓ Multi-disciplinary servicing and maintenance solutions

The suppliers appointed are to provide fire safety servicing & maintenance and are experts in their field, with a proven track record in delivering projects with public sector partners. Our framework has been designed to provide our partners with a comprehensive solution providing access to specialists in the following areas.

Active Fire Protection Servicing and Maintenance:
The suppliers appointed are to provide repair, servicing and maintenance of a range of active fire protection measures as necessary, to ensure our clients' active fire safety systems are maintained in effective working order and free of fault to ensure compliance with applicable fire safety legislation and standards.

Testing, Servicing and Maintenance of Fire Suppression Systems:
The suppliers appointed are to provide the testing, servicing and maintenance of a range of fire suppression measures typically installed in a building, to limit the spread of fire and to limit/control smoke spread as well, to achieve fire safety compliance to current and future applicable fire safety legislation.

Multi-disciplinary Fire Safety Servicing & Maintenance:
In addition to providing access to individual specialists, our fire safety systems servicing and maintenance solution provides our public sector clients with access to a range of suppliers offering multi-disciplinary services to meet their fire safety systems servicing and maintenance requirements.



FIRE SAFETY SERVICING & MAINTENANCE
APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Active Fire Protection Servicing and Maintenance

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Fire-Rite UK			✓	
Global HSE Solutions	✓	✓	✓	✓
OpenView Security Solutions	✓	✓	✓	✓
Premier Technical Services Group	✓	✓	✓	✓
Protec Fire Detection	✓	✓	✓	✓
RAAM Construction	✓	✓		✓
Security And Fire Experts	✓	✓	✓	✓
Ventro	✓	✓	✓	✓

Testing, Servicing and Maintenance of Fire Suppression Systems

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Marlowe Fire & Security	✓	✓		✓
Premier Technical Services Group	✓	✓	✓	✓
Protec Fire Detection	✓	✓		
Ventro	✓	✓	✓	✓

Multi-disciplinary Fire Safety Servicing & Maintenance

	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Marlowe Fire & Security	✓	✓	✓	✓
Protec Fire Detection	✓	✓	✓	✓
Ventro	✓	✓	✓	✓

CLADDING REMEDIATION
OVERVIEW

ABOUT CLADDING REMEDIATION

Introduction and Scope

Our cladding and remediation solution has been designed to offer our clients access to a selection of high quality specialist firms experienced in delivering cladding remediation projects.

Key benefits at a glance:

- ✔ Risk assessment of existing external cladding systems
- ✔ Risk assessment of existing wall insulation systems
- ✔ EWI (External Wall Insulation) surveys
- ✔ Installation of new and upgrading of existing cladding systems

The suppliers appointed are to provide cladding remediation and are experts in their field, with a proven track record in delivering projects with public sector partners. Our framework has been designed to provide our partners with a comprehensive solution providing access to specialists in the following areas.

Cladding Remediation:

The suppliers appointed are to provide cladding remediation services to our partners to conduct risk assessments and surveys to identify the requirements, to conduct remedial works to the external wall system (EWS) of a residential building, and subsequently carry out replacement or remediation of existing external cladding systems.

This would include external wall insulation systems with cladding panels other than aluminium composite material (ACM), balconies, high pressure laminate (HPL) cladding system and spandrel panels.

CLADDING REMEDIATION
APPOINTED COMPANIES (All Appointed Companies are listed alphabetically)

Cladding Remediation				
	Gloucestershire, Wiltshire, and Bristol/Bath - K1	Dorset and Somerset - K2	Cornwall and Isles of Scilly - K3	Devon - K4
Bailey Partnership (Consultants)	✔	✔	✔	✔
CARDO (Wales & West)	✔	✔	✔	✔
Global HSE Solutions	✔	✔	✔	✔

EVALUATION
WEIGHTING, ACCREDITATION AND CERTIFICATIONS

A single stage open tender process was used as set out within the Public Contract Regulations 2015.

Quality Weighting 70%

General quality questions:
This included questioning around framework/project management, complaints procedures and business continuity planning. 20%

Regional Capability Questions:
These were case study, based questions to demonstrate previous experience in servicing the area for which they are applying. 20%

Lot Specific Questions:
These were required to evidence examples of the bidder's ability to conduct the work to the required standard. 30%

Price Weighting 30%

A full breakdown of the price weighting is lot dependent, but is typically split between Schedule of Rate, Day Rates and Overheads & Profits.

Contact your regional team for full breakdown of price weighting

70% Quality | **30% Price**

EVALUATION
WEIGHTING, ACCREDITATION AND CERTIFICATIONS

Accreditations and Certifications

In order to be considered eligible for this Framework, Appointed Companies were required to evidence that they had the relevant health and safety, environmental, equality and quality systems as listed below:

Compliance with Equality Act 2010
Confirmatory statements demonstrating compliance with the Equality Act 2010 and adherence to promoting equality and diversity within their company.

Lot Specific Accreditations / Certification
Where applicable evidence of the relevant accreditations, certifications, and membership of trade bodies applicable to the lot they are awarded to was required.

Environmental Management*
Compliance with BS EN ISO 14001

Health and Safety*
Compliance with BS EN ISO 45001

Quality Management*
Compliance with BS EN ISO 9001

*Where certification was not held, Appointed Companies were required to complete the appropriate PAS 91 questions to evidence compliance.

Minimum Insurance Cover

Throughout the duration of the framework Appointed Companies are required to have the minimum levels of insurance as follows:

Employer's (Compulsory) Liability Insurance	£10,000,000
Public Liability Insurance	£5,000,000
Professional Indemnity	£2,000,000

Financial Stability Assessment

Appointed Companies were assessed on their financial stability based on a range of financial information including post-tax profit, current liabilities and verified credit scoring via Creditsafe.

The results of these checks were assessed on a pass/fail.

CALL-OFF AWARD OPTIONS

THE FRAMEWORK ALLOWS PARTNERS THE OPTION OF:

Direct award without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

Mini-competition, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the Partner.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

ELIGIBILITY

SWPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 200 publicly funded organisations throughout England use SWPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

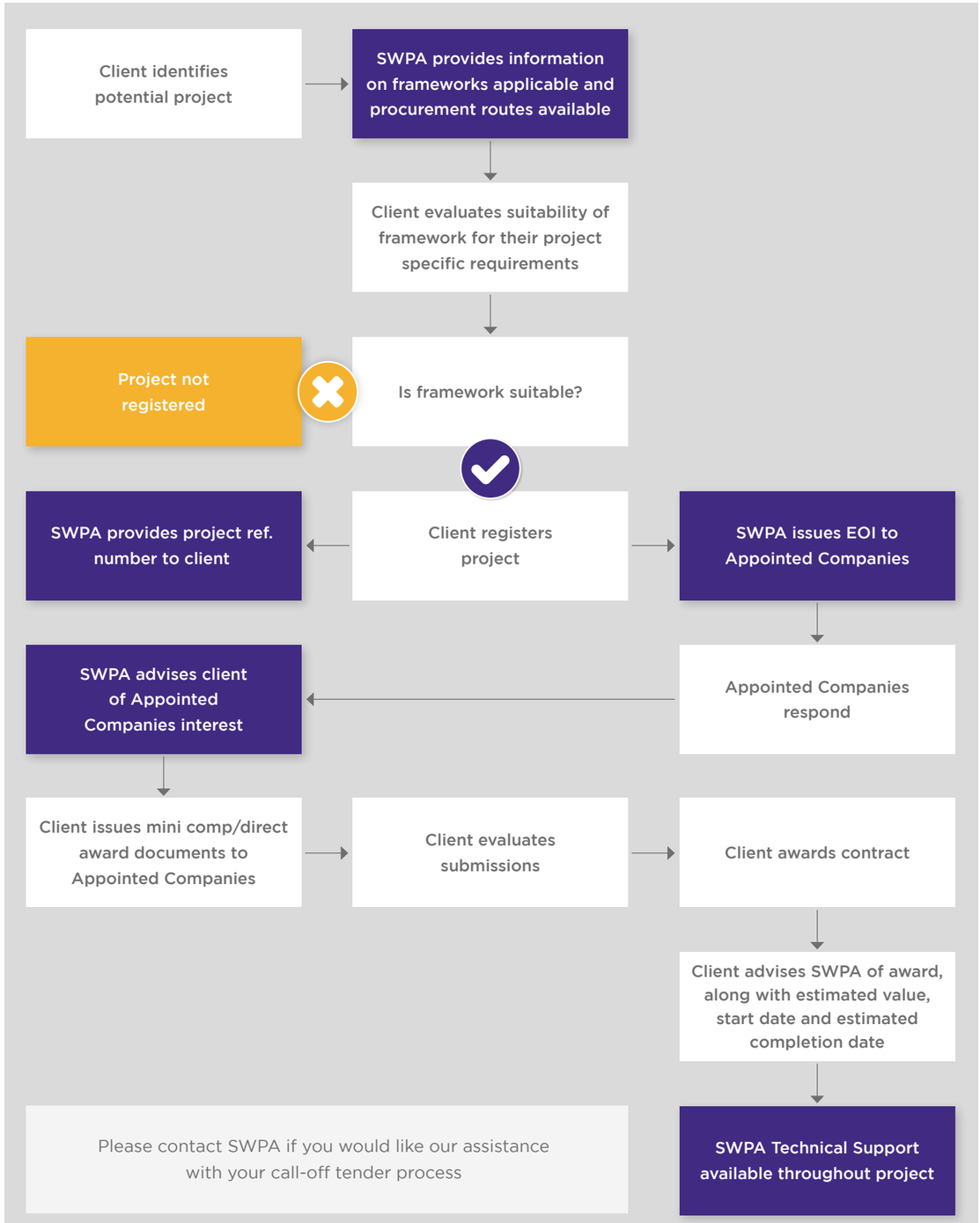
- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- Registered Charities
- Publicly Funded Schools
- Universities and Further Education Establishments
- Colleges
- Police Forces
- Fire and Rescue services
- Health Authorities, Councils, Boards and Trusts

Details of those contracting authorities identified are listed at:
www.swpa.org.uk/who-we-work-with/

GENERAL TERMS AND CONDITIONS

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing office@acarchitects.co.uk and quoting discount code reference: LHCFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK



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