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Tender

Buildings Remediation Framework

THE GUINNESS PARTNERSHIP LIMITED

UK4: Tender notice - Procurement Act 2023 - view information about notice types
Notice identifier: 2025/S 000-044010
Procurement identifier (OCID): ocds-h6vhtk-05621e (view related notices)
Published 29 July 2025, 4:49pm

Changes to notice

This notice has been edited. The previous version is still available.

THE GUINNESS PARTNERSHIP LIMITED HAS GRANTED AN EXTENSION OF TIME. THE NEW TENDER RETURN DEADLINE IS 25TH AUGUST 2025.

Scope

Description

The Guinness Partnership Limited, in partnership with its appointed managing agent

ProcurePublic Limited, invites suitably qualified and experienced contractors to submit tenders for inclusion on a new Buildings Remediation Framework.

The Framework will be structured to support both planned and reactive building remediation projects and will enable the delivery of comprehensive building remediation works across residential and mixed-use developments.

This opportunity is open to all competent contractors with demonstrable experience in building remediation. Bidders may apply for one or more workstream (CPV, Region, Contract Value) depending on their capabilities. The framework will be made available for use by all UK public sector contracting authorities.

ProcurePublic encourages applications from SMEs, regional contractors, tier 1 contractors and specialist providers committed to delivering quality, safety, and compliance.

Organisations will be able to select the size of the project they wish to be considered for, ensuring fairness.

The scope includes, but is not limited to:

Fire Safety and Prevention Works, including:

Removal and replacement of unsafe cladding systems

Fire stopping and compartmentation

Installation of fire doors and associated joinery

Fire detection and suppression systems

Structural Remediation, such as:

Concrete and steel frame repairs

Structural strengthening and stabilisation

Foundation improvements

Envelope and External Works, including:

Façade replacement and repairs

Roof and balcony refurbishment

Window and door replacements

Internal Building Safety Works, covering:

Lift upgrades

Ventilation and smoke extraction improvements

M&E systems upgrade as part of compliance works

Compliance and Specialist Surveys, including:

Fire risk assessments

Intrusive investigations removal and management

Commercial tool

Establishes a framework

Total value (estimated)

- £250,000,000 excluding VAT
- £300,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 15 September 2025 to 14 September 2029
- 4 years

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 75251110 - Fire-prevention services

Contract locations

- UK - United Kingdom

Justification for not using lots

A dynamic single lot filtering system is being utilised.

Framework

Maximum number of suppliers

25

Maximum percentage fee charged to suppliers

2%

Further information about fees

Percentage fee based on Invoices submitted to the client. Payable within 37 days.

Framework operation description

Direct Award and Competitive Selection processes as set out in the framework agreement.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

All UK Contracting Authorities may utilise the framework. These are set out on the ONS and www.procurepublic.co.uk

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Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

15 August 2025, 12:00pm

Tender submission deadline

25 August 2025, 12:00pm

Submission address and any special instructions

https://workdrive.procurepublic.co.uk/external/writer/9302ec003ce6f1d5ddc02406603586058aab7c37bb19b94b9b99ec7f823d67fd

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 September 2025

Award criteria

Name	Type	Weighting
Quality	Quality	60%
Cost	Cost	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

https://workdrive.procurepublic.co.uk/external/writer/9302ec003ce6f1d5ddc02406603586058aab7c37bb19b94b9b99ec7f823d67fd

Contracting authority

THE GUINNESS PARTNERSHIP LIMITED

- Companies House: IP031693
- Public Procurement Organisation Number: PBNQ-4523-TMYT

7th Floor, 350 Euston Road

London

NW1 3AX

United Kingdom

Email: procurement@guinness.org.uk

Region: UKI31 - Camden and City of London

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)

Other organisation

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

PROCUREPUBLIC

Summary of their role in this procurement: Procurement and Framework Administration

- Companies House: 09714989

- Public Procurement Organisation Number: PWPZ-1557-LRMN

International House

London

EC3V 3NG

United Kingdom

Email: tenders@procurepublic.co.uk

Website: http://www.procurepublic.co.uk

Region: UKI31 - Camden and City of London

Contact organisation

Contact PROCUREPUBLIC for any enquiries.