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Contract

Fire Safety Works Framework

SEC Procurement Limited T/A South East Consortium

F03: Contract award notice

Notice identifier: 2025/S 000-083906

Procurement identifier (OCID): ocds-h6vhtk-04e1cc

Published 17 December 2025, 2:23pm

Section I: Contracting authority

I.1) Name and addresses

SEC Procurement Limited T/A South East Consortium

Kent Science Park, Building 1092 Galley Drive

Sittingbourne

ME9 8GA

Contact

Amy Silkstone

Email

amy.silkstone@southeastconsortium.org.uk

Telephone

+44 2045706637

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://southeastconsortium.org.uk/>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Fire Safety Works Framework

Reference number

00045

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

We are tendering a framework for Fire Remedial Works. The framework will run for 4 years subject to review, to a maximum of 4 years. If successful, you will have the opportunity to be awarded regional contracts through direct selection or Mini Competition. The duration of contracts called off may, where appropriate, exceed the duration of the framework.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £300,000,000

II.2) Description

II.2.1) Title

Manufacturer supply and install of fire doors

Lot No

1a

II.2.2) Additional CPV code(s)

- 44221220 - Fire doors

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

London & South East

II.2.4) Description of the procurement

Manufacturers tendering may apply for one or both of lots 1a and 1b. Contractors tendering may apply for one or more of lots 1c, 2 and 3.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

We are tendering a framework for Fire Remedial Works. The framework will run for 4 years subject to review, to a maximum of 4 years.

II.2) Description

II.2.1) Title

Manufacturer supply only of fire door sets

Lot No

1b

II.2.2) Additional CPV code(s)

- 44221220 - Fire doors

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

London & South East

II.2.4) Description of the procurement

Manufacturers tendering may apply for one or both of lots 1a and 1b. Contractors

tendering may apply for one or more of lots 1c, 2 and 3.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

We are tendering a framework for Fire Remedial Works. The framework will run for 4 years subject to review, to a maximum of 4 years.

II.2) Description

II.2.1) Title

Contractor supply and install of fire door sets

Lot No

1c

II.2.2) Additional CPV code(s)

- 44221220 - Fire doors

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

London & South East

II.2.4) Description of the procurement

Manufacturers tendering may apply for one or both of lots 1a and 1b. Contractors tendering may apply for one or more of lots 1c, 2 and 3.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

We are tendering a framework for Fire Remedial Works. The framework will run for 4 years subject to review, to a maximum of 4 years.

II.2) Description

II.2.1) Title

Passive Fire Protection

Lot No

2

II.2.2) Additional CPV code(s)

- 51700000 - Installation services of fire protection equipment

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

London & South East

II.2.4) Description of the procurement

Passive Fire remedial works. Manufacturers tendering may apply for one or both of lots 1a and 1b. Contractors tendering may apply for one or more of lots 1c, 2 and 3.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

We are tendering a framework for Fire Remedial Works. The framework will run for 4 years subject to review, to a maximum of 4 years.

II.2) Description

II.2.1) Title

Active Fire Protection

Lot No

3

II.2.2) Additional CPV code(s)

- 31625200 - Fire-alarm systems

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

Main site or place of performance

London & South East

II.2.4) Description of the procurement

Active Fire Protection (fire alarms, emergency lighting etc.)Manufacturers tendering may apply for one or both of lots 1a and 1b. Contractors tendering may apply for one or more of lots 1c, 2 and 3.

II.2.5) Award criteria

Quality criterion - Name: Cost / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

We are tendering a framework for Fire Remedial Works. The framework will run for 4 years subject to review, to a maximum of 4 years.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-005108](#)

Section V. Award of contract

Contract No

00045

Lot No

1a

Title

Fire Safety Framework - lot 1a - Manufacturer supply and install of fire doors

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

10 December 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

KBH Building Services Limited t/a KBH Haus

Waltham Abbey

EN9 1JH

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Shellen Security Ltd

Northwood

HA6 1NW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Gerda Security Products Limited

Bury St Edmunds

IP28 7AY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Grady Joinery UK Limited

Co Fermanagh

BT93 3FY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Kingsbury Construction Co Ltd

Kentish Town

NW5 2DH

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £300,000,000

Total value of the contract/lot: £300,000,000

Section V. Award of contract

Contract No

00045

Lot No

1b

Title

Fire Safety Framework - lot 1b - Manufacturer supply only of fire door sets

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

10 December 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Grady Joinery UK Limited

Co Fermanagh

BT93 3FY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Shellen Security Limited

Northwood

HA6 1NW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Gerda Security Products Limited

Bury St Edmunds

IP28 7AY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

KBH Building Services Limited t/a KBH Haus

Waltham Abbey

EN9 1JH

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Kingsbury Construction Co Ltd

Kentish Town

NW5 2DH

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £300,000,000

Total value of the contract/lot: £300,000,000

Section V. Award of contract

Contract No

00045

Lot No

1c

Title

Fire Safety Framework - lot 1c - Contractor supply and install of fire door sets

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

10 December 2025

V.2.2) Information about tenders

Number of tenders received: 51

Number of tenders received from SMEs: 7

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 51

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

AJS Ltd

Dagenham

RM8 1RY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Hugh LS McConnell Ltd

East Kilbride

G75 0RD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Trail Group Ltd

Swanley

BR8 7AG

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Mulalley and Company Limited

Woodford Green

IG8 8FA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Ian Williams Limited

Bristol

BS37 6JL

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Bell Group Ltd

Airdrie

ML6 9BG

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Mears Limited

Brockworth

GL3 4FE

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

KBH Building Services Limited t/a KBH Haus

Waltham Abbey

EN9 1JH

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Amber Construction Services Ltd

Barking

IG11 0RJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Axis Europe PLC

London

E15 4PN

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Lawtech Group Ltd

Gillingham

ME8 0NJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Chigwell London PLC

Hainault

IG6 3JP

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £300,000,000

Total value of the contract/lot: £300,000,000

Section V. Award of contract

Contract No

0045

Lot No

2

Title

Fire Safety Framework - Lot 2 - Passive Fire Protection

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

10 December 2025

V.2.2) Information about tenders

Number of tenders received: 48

Number of tenders received from SMEs: 8

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 48

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

AJS Ltd

Dagenham

RM8 1RY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Amber Construction Services Ltd

Barking

IG11 0RJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Smarter Services Ltd

Walton-on-Thames

KT12 2TY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Hugh LS McConnell Ltd

East Kilbride

G75 0RD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Mulalley and Company Limited

Woodford Green

IG8 8FA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

AD Construction Group

Sidcup

DA14 5DT

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Novus Property Solutions Ltd

Stoke-on-Trent

ST1 5SH

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Axis Europe PLC

London

E15 4PN

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

ABCA Systems Ltd

Newcastle Upon Tyne

NE27 0QJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Checkmate Fire Solutions Ltd

Elland

HX5 0EE

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Trail Group Ltd

Swanley

BR8 7AG

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Neo Property Solutions Ltd

Castleford

WF10 5HW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £300,000,000

Total value of the contract/lot: £300,000,000

Section V. Award of contract

Contract No

00045

Lot No

3

Title

Fire Safety Framework - Lot 3 - Active Fire Protection

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

10 December 2025

V.2.2) Information about tenders

Number of tenders received: 22

Number of tenders received from SMEs: 7

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 22

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

AJS Ltd

Dagenham

RM8 1RY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

RGE Services Ltd

Chigwell

IG7 6BZ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Mulalley and Company Limited

Woodford Green

IG8 8FA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Axis Europe PLC

London

E15 4PN

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

ABCA Systems Ltd

Newcastle Upon Tyne

NE27 0QJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Security & Fire Experts Ltd

Bury

BL9 7NY

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Sureserve Compliance Fire Ltd

London

WC1A 2AJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Turnkey Fire Services Ltd

Herne Bay

CT6 5NP

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WG Wigginton Ltd

Greenford

UB6 0AA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

OpenView Security Solutions Ltd

Romford

RM7 7PJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Fieldway Supplies Ltd

Liverpool

L36 6AW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £300,000,000

Total value of the contract/lot: £300,000,000

Section VI. Complementary information

VI.3) Additional information

SEC Frameworks may be accessed by all publicly funded organisations — access is not limited to SEC Members alone. South East Consortium Frameworks can be used by any organisation that fall in to one or more of the categories listed in the following link: <https://southeastconsortium.org.uk/our-frameworks/faqs/who-can-use-ourframeworks/>

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Country

United Kingdom