



The Hyde Group Fire Safety Services Framework Guide

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Introduction

The Hyde Group is an award winning provider of homes and makes a significant contribution to meeting housing needs and improving people's quality of life.

Hyde is one of the largest housing associations working in England, owning or managing circa 50,000 homes in London, Kent, Surrey, Sussex, Hampshire, the East of England and East Midlands.

Like all other Registered Housing Providers, Hyde is investing significantly in fire safety related works and has engaged Frankham RMS and Pretium to assist in developing a bespoke framework to allow easier access to service providers to deliver fire safety related works.

The framework was procured for Hyde by echelon Consultancy, a procurement consultant with extensive experience of OJEU procurement.

Frankham RMS is acting as technical adviser to the framework, supporting both the initial development of the specifications and playing a central role supporting the framework throughout its four year lifetime.

Hyde appointed Devonshires as the retained legal advisor, engaged to assist both the initial procurement and ongoing development of the framework.

Hyde also appointed Pretium Frameworks Ltd to manage the framework on its behalf.

Pretium is a developer, manager and administrator of innovative Frameworks with like minded Contracting Authorities such as Hyde. It's stated mission is to "deliver competitive price points, sustainable long-term value and mutual reward for its members".

Following a robust and competitive process, this four-year framework was awarded in February 2019 to 26 organisations. It is fully compliant with current EU and UK Procurement Legislation. The Contract Notice 2018/S 130-295612 was published on July 10th 2018 and the Contract Award Notice (2019/S 048-109432) on 08th March 2019. Copies of these plus other key procurement documents are available on request.

1 Framework Design

This framework was created to ensure best practice, compliance, assurance, quality, innovation and resident safety is at the heart of the fire safety measures undertaken by Hyde and other users. It was designed to be adaptable and capable of meeting the diverse and changing needs across the sectors in which it operates.

Elaine Bailey, Chief Executive at Hyde said: “Building safety is a vitally important issue and we are proud to have established this framework with excellent partners and to be able to make it available to all public sector organisations for their use. We put contractors through a rigorous evaluation process based on our own ‘quality for money’ approach before appointing them to the framework. Whilst the framework provides value for money, what was most important was getting the quality assurance of both products and installation right and I hope that many other organisations will enjoy the benefits that it brings.”

To ensure these goals are achieved the Specification, Price Framework and Framework Agreement are designed to complement each other.

The framework focuses on value and innovation through close collaborative partnerships between the Contracting Authority, future users and the specialist framework installers and contractors.

The Lots awarded under this framework detailed in the table below, the contractors are listed in order of award:

Lot No	Service Stream	Installer/Contractor
Lot 1	Fire Doors	Gerda Security Holdings Shellen Security Axis Europe Openview Group Diamond Build Gunitite (Eastern) Ltd
Lot 2	Fire Safety Signage	Openview Group Axis Europe Trail Services Ventro Ltd Diamond Build Lite 4 Life
Lot 3	Fire Alarm, Detection and Suppression Services	Openview Group Allied Protection

Lot 4	Emergency Lighting	Axis Europe Openview Group Purdy Contracts Ltd
Lot 5	Sprinklers	ProtectTwentyFour
Lot 6	Fire Proofing and Fire Stopping	CLM Fireproofing Trail Services Gunitite (Eastern) Ltd Diamond Build Ventro Ltd Axis
Lot 7	Electrical Inspection and Testing	Openview Group Smith and Byford Crystal Electronics Purdy Contracts Ltd Axis SSE Enterprise Contracting
Lot 8	Electrical Works	Openview Group Axis Europe Crystal Electronics Purdy Contracts Ltd SSE Enterprise Contracting Vallectric
Lot 9	Not Used	
Lot 10	Cladding	Axis Europe Lawtech Group Regency Homes Clear Line Maintenance DB Facades
Lot 11	Incident Management and Business Continuity Planning	Horizonscan Leyhill Solutions
Lot 12	Construction Manager	Kier Services Engie Diamond Build F3GROUP

In designing the framework Hyde, Frankham and Pretium have set the highest possible standards for workmanship, product selection and life cycle costs. These design standards include: -

- Accredited Products procured from Third Party Accredited Manufacturers etc. for maintaining doors but also trained/accredited with door manufacturers.
- All contractors involved with Lots 3 and 4 are approved BAFE certificated companies and UKAS accredited.
- All design work related to Lots 3 and 4 is covered by the specific BAFE Scheme and BAFE offer free audits to ensure conformity and compliance.
- All design and install works related to Lots 5 will be compliant to BS9251:2014, BS9990:2015 and other applicable relevant Standards and Building Regulations.
- Contractors undertaking electrical works will be registered to the National Inspection Council for Electrical Installation Contracting (NICEIC), Electrical Application Committee (EAC), Electrical Contractors Association (ECA) and the Electrical Safety Council (ELECTSA) or equivalent and will be carrying out works in compliance with the 18th Edition of BS7671:2018 IET Wiring Regulations.
- All electrical work shall be carried out by JIB registered and approved electricians. All work adapting, amending or invading the existing system is to be carried out by NICEIC, EAC, ECA and the ELECTSA or equivalent registered contractors and certified by the qualified persons carrying out electrical work.
- Contractors responsible for carrying out any fire risk mitigation works attributed to Lot 7 or 8 will carry Third Party Accredited Installers Accreditation such as FIRAS, QMARK, BMTRADA or equivalent and use Third Party Accredited Products procured from Third Party Accredited Manufacturers.
- Generally, for Lots 1-10, installers and contractors shall be responsible for repairing fire compartmentation breaches of any kind attributed to works in Lots 1-10 but also identifying any other breaches as far as reasonably practice which are not attributed to their specific work streams. All identified and repaired breaches shall be photographed, recorded in legible writing and clearly marked/labelled on a building schematic/plan indicating method of fire stopping/sealing and exact material used.
- Contractors shall be responsible for informing the Employer so that they can update their own Fire Risk Register and will include photographing, labelling upon on completion any fire stopping/sealing/ repair works.

Lot Specific Accreditation

Lot 1 Fire Doors

An enhanced warranty offer is available giving users the opportunity to purchase a product lifetime service, repair and replacement guarantee.

All Installers are Third Party UKAS Accredited Installers Accreditation such as FIRAS/BM Trada or equivalent and use Third Party

Fire Doorsets installers shall be Manufacturers Approved Installers and carry Third Party Accredited Installers Accreditation such as FIRAS, QMARK, BMTRADA or equivalent.

Fire Doorsets shall be compliant to the requirements of the Building Regulations and have all relevant test reports for the following:

- BS 476 Part 22 1987 or EN1634-1 - Fire
- BS476 Part 31.1 or EN1634-3- Smoke
- PAS 24- Security
- BS 6375 Part 1 and 2- Weathering
- EN ISO 10077- Thermal
- BS EN ISO 10140-Acoustics

Lot 3 - BAFE approved SP203 Certificated Organisations and UKAS accredited Third Party Certification Body (TPCB) including design services and auditing by BAFE

Lot 4 - BAFE approved SP203-4 Certificated Organisations and UKAS accredited Third Party Certification Body (TPCB) including design services and auditing by BAFE

Lot 5 – Primarily Contractors to design and install in compliance with BS9251:2014 or BS 9990:2015 but also in compliance with many other relevant standards and Building Regs

Lot 6 - 3rd Party Accredited Installers Accreditation such as FIRAS, QMARK, BMTRADA or equivalent and use 3rd Party Accredited Products procured from 3rd Party Accredited Manufacturers.

Lot 7 & 8 – Contractors undertaking electrical works will be registered to the National Inspection Council for Electrical Installation Contracting (NICEIC), Electrical Application Committee (EAC), Electrical Contractors Association (ECA) and the Electrical Safety Council (ELECTSA) or equivalent and will be carrying out works in compliance with the 18th Edition of BS7671:2018 IET Wiring Regulations. All electrical work shall be carried out by JIB registered and approved electricians. All work adapting, amending or invading the existing system is to be executed by NICEIC, EAC, ECA and the ELECTSA or equivalent registered Contractor's and certified by the persons carrying out electrical work.

2 Framework Features

The framework offers maximum flexibility to users with a full range of procurement options. Framework users can choose between mini-competition and direct award to suit their own operational requirements and circumstances specific to each individual project.

Direct Award

The protocols provide procurement and asset management teams with several clearly defined routes to directly award work to the framework installers and contractors. Users can award based on ranking, similarity to previous projects, previous involvement or urgency.

Mini – Competition

All installers/contractors in the relevant lot capable of carrying out the works must be invited to take part in the process. However, the Framework Agreement sets out clear grounds to determine capability; including capacity, financial standing, suitable insurance cover and KPI performance.

Evaluation

Each user has flexibility to adjust the mechanism for selecting installers/contractors, flexing the cost vs quality criteria to suit and setting their own quality assessment procedures.

Procurement Support

Hyde has appointed Pretium to manage the procurement process for all users. Pretium's Account Manager will work directly with the client or their appointed consultants to collate tender documentation for uploading onto our own procurement portal and administer subsequent processes.

Framework Technical Advisor

Frankham RMS are acting as a technical adviser in the development of the specifications. They are also a retained consultant with the framework to allow any framework user (including Hyde) to directly access consultancy support as part of the framework offer (hence there is no Lot for consultancy work).

Performance Management

The framework has its own KPI Handbook with a suite of eight clearly defined performance measures, which we encourage users to adopt. The performance data collected on each project will be used to benchmark supplier performance, identify and share good practice, and if necessary be used as grounds for exclusion from future opportunities.

The price model includes a variable profit element which can be allocated to KPI performance.

Collaboration

Collaboration between Hyde, framework users and installers/contractors has been hard wired into the Framework Agreement. We expect all partners to adopt a transparent and open approach to everything we do.

Annual Forum

Once a year Pretium and Hyde will invite all installers, contractors and users to share their experiences, compare performance and pass on good practice to their colleagues.

Bi-Annual Review

Twice yearly we review our processes and procedures with installers, contractors and users. We look at future pipelines to smooth out workflows, keep installers and contractors informed of forthcoming opportunities and identify any issues that may impact future tender responses.

Communication

To ensure consistency and transparency, all communication is managed through shared open access portals. The EU Portal is used to manage mini-competitions and direct awards for all external users.

All decisions and the supporting rationale is shared with installers and contractors to ensure their continuing support and commitment to the framework.

3 Key Benefits of Joining the Framework

This framework was designed to ensure best practice, innovation and tenant and leaseholder engagement are at the heart of fire safety works, and that the framework is adaptable to meet changing legislative requirements and deliver best practice across the sectors in which it operates.

The main benefits of joining this framework for potential users are as follows:

- Access to the framework is instantaneous
- It is supported by a robust OJEU compliant procurement process
- The framework was developed by Hyde using expert specialist advice from the fire safety sector including Frankham RMS, BAFE, and FIRAS
- Immediate access to Frankham's fire safety experts (at competitive rates)
- Contract documents drafted by Devonshires
- The framework is flexible in its offering
- There are broad grounds on which to make Direct Awards
- No joining fee
- There are no hidden costs
- The opportunity to benchmark, network and exchange best practice and innovation with other framework users
- Administration of mini tender competitions are included for external users
- A fully transparent and auditable process via the EU procurement portal is included
- Access to a pool of specialist suppliers that have been subjected to rigorous scrutiny as part of the selection process

4 Who Can Join The Framework

This framework will be open to any provider within the UK Housing Sector, including Local Authorities, Registered Providers and any members of their supply chain.

Although primarily aimed at housing providers the framework will be open to National, Regional and Local Health Authorities, including NHS Trusts and Primary Care Trusts.

The framework will also be open to Local and Regional Authorities, including any arm's length organisations or service providers working on their behalf, who are wanting to deliver any public or private sector construction related projects.

The framework will be available to organisations throughout England and Wales.

The cost of operating and administering the framework will be recovered by Pretium Frameworks Ltd through a management fee, using a sliding scale based on the outturn cost of each project and collected directly from the Framework Supplier, the cost of which is included in their tendered rates.

Each new user will sign a Framework Joining Agreement with Hyde and Pretium. This agreement will enable the user to start their own procurement process under the terms of the framework.

5 Call Off Arrangements

There are two primary forms of contract to be used for calling off contracts under this framework. The JCT Measured Term Contract 2016 and the JCT Intermediate Building Contract with Contractor's Design 2016 depending on which works lot or lots are used.

A standard Letter of Appointment has been developed for awarding services under Lot 11 and for users of Lot 12 the JCT Construction Management Appointment will be used.

An additional fee may be charged to users for mini-competitions on low value projects where the management fee does not cover the costs of procurement. Further details are available on request.

6 Framework Installers and Contractors



Allied Protection is a specialist in the supply, design, installation and maintenance of active and passive fire safety systems.

Operating nationally we offer a comprehensive service maintaining and servicing fire alarms, emergency lighting, fire suppression, portable extinguishers, smoke vents, warden call, access control systems, fire doors and undertaking stopping works.



Axis specialise in the improvement, maintenance and repairs of properties. Since our establishment in 1986 we have experienced continual growth and our success is a direct result of developing mutually beneficial relationships.

Working in this way, Axis' turnover has grown to more than £150m and established operations throughout the UK.



Specialist Principal Contractor in the design, supply and installation of cladding and curtain-wall, new-build and remediation works, façade fire safety, door and window repairs. Operating across the UK undertaking minor works to £10m+ projects specialising in high-rise buildings. FIRAS and BRE fire safety approved, innovative, technically accomplished and financially stable, completing works to the highest quality.



CLM are a market leading Fire Proofing business with 30 years' experience. Our work is of the highest standard in accordance with ASFP, third party accreditation by FIRAS and using FIRAS accredited organisations with products CE marked to ETAG 026 and tested to EN 1366 and BS 476.



Crystal Electronics is an M&E FM company who operate on a national basis. With over 30 years' experience in this field and 100 engineers, Crystal is also highly accredited. We have the ability to deliver all types of projects on all sizes tailored to your specific needs.



We are design and build cladding contractors with a 25 year track record and zero failures, operating nationwide. We only offer non-combustible solutions incorporating full fill mineral wool fire breaks and insulation with integrated windows and curtain walling. System designed for use in occupied buildings. We offer single point fully warranted turnkey solutions.



Diamond Fire Safety is part of the Diamond Build group of companies. We specialise in bringing existing buildings up to current fire safe standards. As principal contractors, our fire safety services include inspection, installation and maintenance for buildings of all types. We work in partnership with our clients to develop best practice in fire safety, providing a service that provides safe environments for people to live and work.



ENGIE is a leading provider of regeneration services in the UK, covering community regeneration and refurbishment along with repairs, maintenance and housing development. ENGIE is a partner who never compromises on safety and is proactive in the management and delivery of fire safety works for both clients and their residents.



Established in 1982, **F3GROUP** is a Strategic and Professional Development Manager, consisting of experienced and creative strategic advisors, investment, development and construction professionals across the UK.

F3CONSTRUCT have developed extensive experience, strong relationships and a vibrant entrepreneurial culture, providing us and our client's in-depth understanding of the sector and capability to craft solutions for investors/funds, consultants and all sector clients.



Gerda® is an established manufacturer with 25 years' experience in the fire doorset industry. An ISO9001:2015 Company, we provide design-engineered, multi-performance fire doorsets: full-scale testing both sides, third-party certified, supplied as complete doorsets. For flat/apartment entrances and stairwell, corridor/lobby areas; all doorsets contain Gerda's G-Smart technology to assist with maintenance compliance.



Gunfire is a third party certified specialist in competent fire compartmentation. We provide a complete range of passive fire protection installation services including fire doors. Working in partnership with our clients, we use our extensive experience to provide appropriate, cost-effective, well designed fire stopping solutions, tailored to each individual building.

HORIZONSCAN

RISK - RESILIENCE - READINESS

Horizonscan are award winning and specialist consultants in *risk – resilience – readiness*, operating in markets including public sector/ local government, higher education, pharmaceuticals, manufacturing, aerospace, telecoms, insurance, and food & drink. We operate in markets covering the UK and Europe; North and South America; MENA and selected rest of World locations.



Kier Housing Maintenance work in partnership with local authorities, housing associations and private landlords, delivering responsive repairs, planned maintenance works and strategic asset management options which maximise the value and performance of their portfolio.



Lawtech Group is a Principal Contractor with in house expertise in cladding systems. Projects have ranged in scope and complexity, with values between £300,000 to £20,000,000. Developing a quality driven approach through Lawtech's in-house Design & Quality experts Lawtech are able to take full design liability in cladding systems and provide product/regulation advice. Lawtech is one of seven contractors eligible to provide a SWIGA guarantee on high-rise buildings for EWI systems.



Ley hill solutions was formed in 2000 to focus on improving the way businesses work.

We provide consultancy services relating to **International Standards** such as the portfolio of ISO management system standards including ISO 9001 and ISO 14001. We assess and improve **Business Excellence** through techniques such as the EFQM Excellence model and Lean Sigma process improvement. We assist the **Resilience** of business through business continuity and risk management approaches such as ISO 22301 and ISO 27001.

Lite **4** Life

We at Lite4Life Ltd are a forward thinking problem solving company, using our ideas and experience.

Having produced conforming products in the fire safety Industry to mitigate multitudes of risk.

We will engage to enhance the safety of people and places, with ideas, ideals and innovations truly fit for a new age of education.

Our ethos being Saves Time, Saves Money, Saves Lives.



OpenView Security Solutions is the UK'S largest privately owned security and electrical systems company and a leading provider of passive and active fire protection solutions to the public and private housing sectors. Our complete life cycle solutions include the design, installation and maintenance of fully compliant security, fire and electrical services.



Protect24 are social housing fire safety specialists.

We are the leading provider of retrospective fire protection packages for residents living in hi-rise social housing. Protect24 work with local authorities and housing associations to create bespoke fire safety strategies for existing multi-occupancy buildings.

This includes the retrospective fitting of sprinkler systems – a proven method in controlling fires and saving lives – and a host of other fire safety measures.



Purdy Contracts is an award winning contractor based in London, established since 1984 and part of the Bilby plc Group of companies. The company's three divisions undertake electrical, mechanical and property services work in both the domestic and commercial sectors. Services include internal and external refurbishment and repairs for both planned and reactive works programmes.



Regency Homes is a group spanning not only as a specialist cladding contractor, but also main contracting, property development, hotel management, private rental sector (PRS) and hotel investments.

Our cladding services focus on providing non-combustible solutions for residential, commercial and public buildings by covering the design, supply and installation.



Specialist manufacturers and installers of quality fire rated doorsets and screens, fully tested and certified for compliance against all relevant Building Regulations. Our operatives are accredited for fire door installations and installation of passive fire protection systems, with experienced contract delivery teams, providing a complete service to our clients.



Smith & Byford were established in 1966. We specialise in delivering Electrical, Gas and BMS services to Domestic and Commercial properties in London and the South East of England. We have grown significantly over the past 50 years and now employ over 380 staff, yet remain a family run business.



SSE Enterprise Contracting is one of the largest contracting businesses in the UK working out of 50 regional offices. It's our industry experience that separates us from the competition for quality, safety and reliability. Our experience enables us to address challenges, offering practical and safe solutions for all mechanical and electrical expertise.



At Trail Services, our success to date has been built on strong customer focus and satisfaction. We have an experienced highly trained specialist fire safety team who consistently delivers a service that is second to none. We embrace the use of technology and seek to add value at every opportunity.



Vallectric is a multi-disciplined property services group specialising in a broad range of installation and refurbishment projects throughout the UK.

Working in partnership with organisations nationwide, we are renowned for our highly trained workforce and are committed to the highest quality and safety standards.

From our regional Greenwich office we have successfully completed numerous projects, predominantly associated with direct client works and social housing schemes.



We are passive fire safety specialists; solution providers for fire protection services including fire stopping and fire signage. We proactively promote passive fire safety to raise awareness and reduce risk, partnering with housing associations and local authorities to ensure their assets are kept safe and secure and helping responsible persons comply.