



LONDON AND
SOUTH EAST
PROCUREMENT

FIRE SAFETY FRAMEWORKS

FS1-C FIRE CONSULTANCY & RISK ASSESSOR

1ST APRIL 2019 - 31ST MARCH 2024

FS1-P PASSIVE FIRE PROTECTION

8TH JULY 2019 - 31ST MARCH 2024

FS1 FRAMEWORK GUIDE



Trusted procurement for
better buildings and homes

LSE.LHCPROCURE.ORG.UK



LHC procures frameworks, in accordance with The Public Contracts Regulations 2015, which can be used by local authorities, social landlords and other public sector bodies to procure works, products and services for the construction, refurbishment and maintenance of social housing, schools and public buildings.

Our activity is guided by our Executive Committee which is made up of Local Authorities and Housing Associations from across England.

Established in 1966, LHC are acknowledged as one of the most experienced and respected providers of procurement frameworks in the construction sector.

LHC
4th Floor | 2 Vine Street | Uxbridge | UB8 1QE

01895 274 800
info@lseprocure.org.uk

@lhcprocurement
linkedin.com/company/lhc

BENEFITS OF USING LHC FRAMEWORKS

RECOGNISED TECHNICAL EXPERTISE

Our technical expertise is built on continuous research by our team of technical specialists who consult with clients on the outcomes they need and suppliers on the range of available solutions.



KNOWLEDGE AND EXPERIENCE OF PROCUREMENT

Our organisation began half a century ago and over five decades we've developed and shaped our service to meet the evolving needs of our clients.



ONGOING PROJECT SUPPORT

LHC technical and project management specialists continue to monitor every project through to completion, helping as much or as little as required, acting as an impartial observer, advisor and - where necessary - mediator, to help get the job done!



FAST AND EFFICIENT PROCUREMENT

The process of calling off projects and commissioning work from appointed companies is very efficient. Terms and rates have been agreed and even when a mini competition is required, the majority of contractual arrangements have already been finalised. Project work can start quickly.



FINANCIAL GAINS

Once awarded to an LHC framework suppliers spend less time bidding, and more time delivering projects, so there is more money to pass on in savings to the client, in addition to the economies of scale achieved through the reach of LHC frameworks.



COMMITMENT TO BETTER BUILDINGS AND HOMES

Our ultimate goal is helping our clients deliver better environments for the communities they serve, a goal we support through our frameworks that address every aspect of quality, and our selection of the most appropriate suppliers.



ABOUT FIRE SAFETY FRAMEWORKS

Our Compliance Frameworks help our Clients meet their Health & Safety duty of care obligations concerning Fire, Legionella, Asbestos and Gas (FLAG).

Our Fire Safety Frameworks takes into account the conclusions of the Hackett & Knight reports and Paul Stollard's Scottish Consultation document and interim guidance that followed the tragic Grenfell fire to provide a comprehensive range of fire safety procurement solutions.

ABOUT FS1-C FIRE CONSULTANTS & FIRE RISK ASSESSORS

FS1-C will assist our partners in their fire safety strategy and principle design responsibilities to their existing buildings and surrounding areas plus the management of these including refurbishment works and construction projects.

PIN 2017-OJS213-441749

CN 2018/S 241-551938

CAN 2019/S 078-187565

The selected suppliers (Appointed Companies) have been appointed due to their experience in undertaking the specific task (Workstream), to public sector buildings ranging from general housing to more complex multi-tenanted residential and/or non-residential properties.

LHC APPROVED APPOINTED COMPANIES



APPOINTED COMPANIES*	FIRE ENGINEERING CONSULTANCY
	> Fire Protection Association
	> International Fire Consultants
	> Metro SRM
	> Oakleaf Surveying
	> SOCOTEC UK
	FIRE RISK ASSESSORS (DOMESTIC AND/OR NON-DOMESTIC)
	> Allsaved
	> FCS-live
	> Nulogic Fire
	> Oakleaf Surveying
	> Pennington Choices
	> Ridge and Partners
	> Riskmonitor
> Turner & Townsend Project Management	



*LISTED ALPHABETICALLY

FS1-C WORKSTREAM ONE

Fire Safety Engineering Services

The provision to offer experienced staff to deliver all fire safety and engineering requirements across a broad range of premises and environments to meet Client needs for life safety, property, environmental and asset protection.

Services include:

- > Advice on all fire safety aspects of Client portfolios including (but not limited to) buildings/environments which are proposed, under construction, existing, under refurbishment or being demolished.
- > Advice on the adoption of engineered solutions, and how to justify these as compensatory departures from fire safety guides and codes delivering the equivalent or superior levels of fire safety.
- > Develop fire strategies, policies, procedures and emergency plans for complex buildings.
- > Provide cost-benefit analysis of options for fire safety remedial solutions and/or additional fire safety measures.
- > Advice on building cladding/fascia systems and their compliance with Building Regulations, supporting Approved Documents and other relevant guidance.
- > Contribute to and/or undertake fire risk assessments of complex buildings which contain fire engineered solutions in accordance with the principles and methodology of PAS 79:2012 Fire Risk Assessment Guidance and a recommended methodology.
- > Provide preliminary feedback at the completion of each fire risk assessment.
- > Advice on prioritising remediation of risk assessment significant findings across a large portfolio of complex buildings.
- > Liaison/mediation with regulatory/enforcing authorities on all fire engineering matters.
- > Provide specific reports across the Client's total building stock, including the different levels of non-conformity, different elements of fire risk assessments i.e. fire doors, signage, etc. which facilitate the Client's ability to develop and budget for remedial work programmes.

Safety Manager Service

Assist in the holistic fire risk management system to the extent it is required to effectively and efficiently manage the Client's portfolio of buildings/environments based upon the principles of PAS 7:2013 fire risk management system. The implementation and management of the fire risk management system shall be of sufficient standard to enable Clients to achieve independent third party certification.

Services include:

- > Advice on the relative risk of "significant findings" using valid fire risk matrix methodology e.g. NFCC, PAS 79, and HSE.
- > Support the Client to prioritise fire risk assessment "significant findings" and action plans across a large portfolio of buildings/environments.
- > Advice on aligning proactive and reactive fire safety work programmes with financial resources and budget cycles.
- > Develop fire strategies, policies, procedures and emergency plans for the Client's buildings/environments.
- > Assist with and advice on protocols for, fire safety training, drills and maintenance.
- > Provide cost-benefit analysis of options for fire safety remedial solutions and/or additional fire safety measures.
- > Liaison/mediation with regulatory/enforcing authorities on all fire safety matters.
- > Provide 12 months back up support for work undertaken, to include:
 - > Further liaison/mediation, as required by the Client, with any regulating/enforcing authorities on fire safety matters.
 - > Responding to any communication or enforcement action, as required by the Client, from any regulatory or enforcing authority or insurance company etc.
 - > Advising the Client on how to most efficiently and effectively respond to/resolve any enforcement processes initiated by a regulatory or enforcement authority.
 - > Telephone advice and support (office hours Monday to Friday) on any fire safety matter related to the work undertaken, including building control and planning applications, provided that additional visits to the premises are not required.

FS1-C WORKSTREAM TWO

Fire Risk Assessment (FRA)

- > Workstream 2a - Domestic Areas including Residential.
- > Workstream 2b - Non Domestic Public Buildings/Commercial Building.

Appointed Companies have the competency, capacity and experience of staff to deliver all fire risk assessment requirements across a broad range of premises and environments to meet the Client's need for life safety, property, environmental and asset protection.

Inspection shall be typically non-evasive inspection to communal areas but can with the assistance of other trades include evasive surveys (these can be carried out using our FS1-P Passive Fire Protection Framework).

Fire Risk Assessments are to be undertaken in-line with PAS 79:2012 Fire Risk Assessment Guidance and a recommended methodology.

Services include:

- > Advice on all fire safety aspects of Client portfolios including (but not limited to) buildings/environments which are; proposed, under construction existing, under refurbishment or being demolished
- > Undertake suitable and sufficient fire risk assessments of a Client's simple and complex, residential and commercial buildings/environments in accordance with the principles and methodology of PAS 79:2012 Fire Risk Assessment Guidance and a recommended methodology
- > Ensure fire risk assessments meet all of the requirements, recommendations and obligations complying with the Fire (Scotland) Act 2005 and the associated Fire Safety (Scotland) Regulations 2006 and all relevant fire safety guides and codes of practice
- > Ensure their fire risk assessments will withstand scrutiny/audit from any regulatory/enforcing authority and provide assurance to the Client that all their duties under relevant legislation (Fire Safety, H&S etc.) have been fully complied with.
- > Provide preliminary feedback at the completion of each fire risk assessment
- > These shall be made available to each Client through an online portal to assist in the management and control of the FRA's being undertaken and include a clear dashboard to highlight:
 - > Live overall risk rating of the building: this needs to automatically adjust as remedial work is completed from the Action Plan to ensure that the overall risk rating is shown on a "live" basis
 - > Number of High/Medium/Low-level non-conformities
 - > Number of non-conformities against the 12 specific areas of fire safety (as highlighted above)



ABOUT FS1-P PASSIVE FIRE PROTECTION

FS1-P will assist our partners in managing their buildings and environments as occupiers or landlords in the provision of life safety, property, environmental and asset protection.

The selected suppliers (Appointed Companies) shall take the advice from a fire risk assessment, other report or through their own investigation and provide written and costed solutions.

The Appointed Company shall help the building's Responsible Person meet the remedial works highlighted from Fire Risk Assessments under the Regulatory Reform Order (Fire Safety) 2005 and the Fire (Scotland) Act 2005 by undertaking related work as a "Competent Person".

The scope of the framework includes the inspection, installation, repairing and maintenance of passive fire stopping products. Specifically including the disruptive works required to create fire compartments, fire doors, optical link smoke/heat detectors and fire signage.

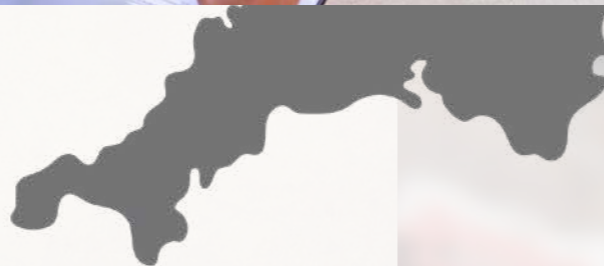
The scope includes the design, construction, administration, management and inspection of buildings, structures, environments and surrounding areas where relevant persons may reasonably be expected to be found. These include simple and complex buildings, properties with sleeping accommodation, public buildings and environments, across a variety of building types and ages.

The Appointed Companies below have been appointed due to their experience in undertaking the specific task (Workstream), to public sector buildings ranging from general housing to more complex multi-tenanted residential and/or non-residential properties.

APPOINTED COMPANIES*	CLC Contractors
	Global HSE Solutions
	Gunite
	Ian Williams
	Novus Property Solutions
	OpenView Security Solutions



LHC APPROVED APPOINTED COMPANIES



*LISTED ALPHABETICALLY

FS1-P PASSIVE FIRE PROTECTION

Companies are appointed to the framework to supply new or replacement fire protection as identified in the fire risk assessment or compartment survey.

Services available through the framework include:

Fire Doors

- > The provision to replace, repair and maintain fire doors, shutters and associated equipment, such as door activators, side panels, header panels, glazed units and minor building work to the surrounding area with fire safety signage

Signage

- > The provision to install signage to meet the fire strategy of the building in a position instructed by the Fire Safety Manager of the building

Carbon Monoxide and Smoke Detectors

- > The provision of the installation and maintenance of point type Heat, Smoke and Carbon Monoxide all in detectors and alarms used in standard dwellings with no floor larger than 200m²

Principal Contractor/Designer duties

- > The provision to act as Principal Contractor for active fire protection or other work required to meet the fire safety requirements by planning, managing, monitoring and co-ordinating the entire construction phase

Compartmentation surveys

- > The provision to undertake additional surveys of a building checking existing compartmentation systems and zone plan updates. In some cases assisting the Fire Risk Assessor in their duties

In undertaking all services Appointed Companies shall ensure that:

All work complies with:

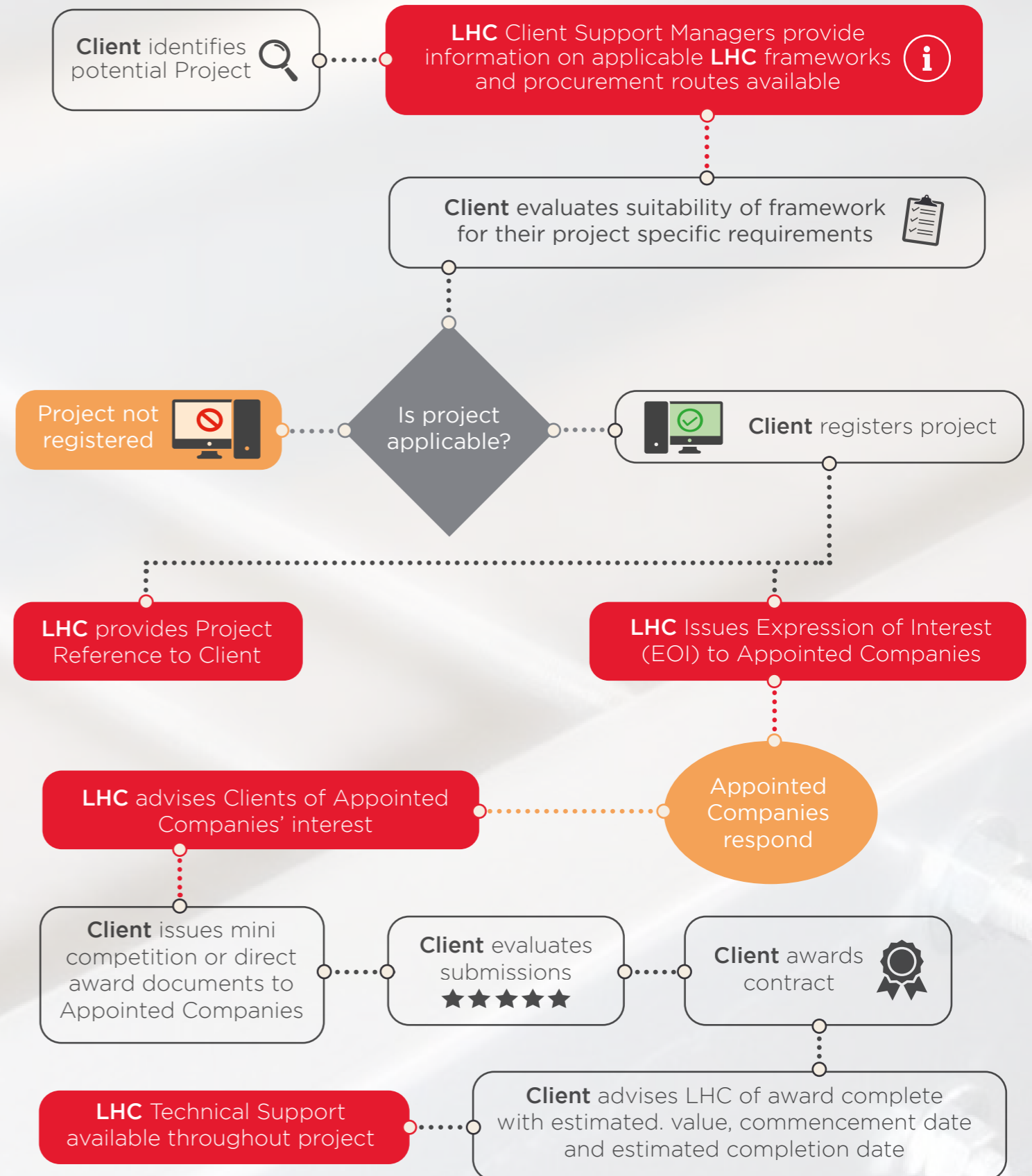
- > ASFP-TGD 17 CoP for the installation and inspection of fire stopping systems in buildings (Fire-stopping: Linear joint seals, penetration seals & cavity barriers 4th edition).
- > ASFP - Ensuring Best Practice for Passive Fire in Building.
- > All Building Regulations/Standards.
- > The fire safety design of the building.

All materials used shall be third party certified unless stated by the Client.

All passive fire installation shall be recorded with the ASFP FIS Fire performance labelling scheme or equal/equivalent.




THE PROCESS OF USING OUR FRAMEWORK



LHC

LONDON AND
SOUTH EAST
PROCUREMENT

 01895 274 800

 lse.lhcprocure.org.uk

 info@lseprocure.org.uk

 [@lhcprocurement](https://twitter.com/lhcprocurement)

 [linkedin.com/company/lhc](https://www.linkedin.com/company/lhc)

In association with:

LHC
PROCUREMENT GROUP