



Contract Award for Fire Compartmentation Works

Report Author

Andy Garner, Planned Works Manager

 andy.garner@southkesteven.gov.uk

Purpose of Report

To seek approval to enter into a contract with Global HSE Solutions for the provision of carrying out fire prevention and compartmentation works to council owned dwellings for South Kesteven District Council.

Recommendations

Cabinet is asked to approve the award of a contract to Global HSE Solutions for the provision of carrying out fire prevention and compartmentation works at South Kesteven District Council owned dwellings for a period of 1 year. The value of this contract is up to £2 million.

Decision Information

| | |
|---|--|
| Is this a Key Decision? | Yes |
| Does the report contain any exempt or confidential information not for publication? | No |
| What are the relevant corporate priorities? | Housing that meets the needs of all residents. Healthy and strong communities |
| Which wards are impacted? | All Wards |

1. Implications

Taking into consideration implications relating to finance and procurement, legal and governance, risk and mitigation, health and safety, diversity and inclusion, safeguarding, staffing, community safety, mental health and wellbeing and the impact on the Council's declaration of a climate change emergency, the following implications have been identified:

Finance and Procurement

- 1.1. There is sufficient capital budget allocated within the HRA to fund this contract.

Completed by: David Scott – Assistant Director of Finance

Procurement

- 1.2. Under the Procurement Act, a direct award under a framework is compliant and at no risk of challenge.
- 1.3. Under the councils' Contract Procedure rules, a contract of this value should be competed. However, due to the urgency and unforeseen additional work required, it is advised to allow for this 1-year contract to go ahead. Approval to direct award has also been signed. The team are currently working on a tender to get a new, longer-term contract in place for a greater value.

Completed by: Helen Baldwin (Procurement Lead)

Legal and Governance

- 1.4. Due to value, Cabinet is the decision maker for the proposed contract award.

Completed by: James Welbourn, Democratic Services Manager

Health and Safety

- 1.5. The completion of Fire compartmentation works form a key part of the Council's Fire safety strategy. Fire compartmentation is designed to contain fire, smoke, and heat within a specific area of a building for a set time, preventing its spread to protect occupants, provide safe evacuation routes, and allow emergency services time to respond, protecting lives and property.
- 1.6. The awarding of this contract ensures the Council remains committed to increasing fire safety for tenants and compliant with the Regulatory Reform Fire Safety Order 2005 (RRFSO), as well as the Fire Safety Act 2021 and Building Safety Act 2022.

- 1.7 All works will be completed to the technical requirements set out in Approved Document B of the Building Regulations

Completed by: Philip Swinton, Head of Health, Safety, Compliance and Emergency Planning

2. Background to the Report

- 2.1. This report seeks approval to enter into a contract with Global HSE Solutions for the provision of carrying out fire prevention and compartmentation works on South Kesteven District Council's (SKDC's) housing stock. The contract would be awarded for a fixed term of 1 year with no extension provision.
- 2.2. This contract is a direct award and is being proposed for a 1-year term only; this is to allow for urgent outstanding fire prevention and compartmentation works to be completed following Fire Risk Assessments (FRA's) and for the council to meet housing compliance requirements whilst a longer-term solution is procured.
- 2.3. Global HSE Solutions were previously under contract to SKDC for the same works. The previous contract expired in September 2025. This 1-year contract is to allow for the completion of the previously identified works.
- 2.4. The works undertaken through the term of this contract will include the installation/replacement of fire doors, fire breaks & fire curtains and other general compartmentation work. All works are as a result of fire compartmentation and safety surveys that have been undertaken on the Council's domestic and sheltered housing stock. The works are essential to meet the Council's compliance responsibilities and the fire integrity of the buildings along with the safety of our residents and those who use the premises.
- 2.5. This contract is a direct award and has been procured through the LHC (London Housing Consortium) framework for Fire Safety.
- 2.6. LHC issued the expression of interest on 10th November 2025 to Global HSE Solutions who in turn confirmed their interest in submitting quotations for the known identified works. Quotations were received on 11th December 2025 and are as follows:

| | Quotation |
|--|-------------------|
| 7 Schemes with multiple work types: | |
| Compartmentation works | £232,509 |
| Fire Doors | £292,587 |
| Communal Areas | £351,608 |
| 13 schemes for Flat Compartmentation works only | |
| Compartmentation | £768,715 |
| Total Cost | £1,645,419 |

2.7. Any additional unforeseen works that may arise once works commence will be addressed and quoted as appropriate. These costs would be within the contracted value of £2 million pounds.

3. Key Considerations

3.1. Fire safety within the Council's housing portfolio is a key priority and consideration. The Council's compliance team instruct regular Fire Risk Assessments (FRA's) of the stock. As a social landlord the Council has a statutory obligation to ensure all its dwellings are safe and compliant for tenants to reside in and use.

3.2. The procurement has been subjected to a formal process to direct award the fire prevention and compartmentation work to Global HSE Solutions.

4. Other Options Considered

4.1 Consideration has been given to the option of carrying out the works "in-house", but due to the specialist nature of the work and material requirements to ensure the fire prevention and compartmentation works are completed to the required fire safety standards, this is not a viable option.

5. Reasons for the Recommendations

5.1. To ensure the Council has a competent contractor in place to deliver the required fire prevention and compartmentation works.

5.2. A compliant contract will be in place to deliver the work.

5.3. To ensure that the Council's housing stock meets the required fire safety standard and residents have safe homes to live in.