



SCOTTISH
PROCUREMENT
ALLIANCE

Developing a Fire Safety Framework

Chris McGinn – Senior Client Support Manager
Graham Collie – Technical Support Manager

Agenda

- Welcome
- Introduction
- Framework Details and Operation
- Call-off process
- Q&A

About us

- Our vision is to **deliver better buildings & homes that enhance local communities**
- We help local authorities, social landlords and other public sector bodies in Scotland construct, refurbish & maintain social housing, schools & public buildings in Scotland
- Our frameworks have no joining fee: A levy is payable on all invoices raised, and any surplus is returned to our partners to support local community programmes
- SPA was set up by LHC, SFHA and Lintel Trust alongside 14 Founding Partners
 - LHC drives the technical procurement engine
 - **SPA partners drive the direction**

SPA Founder Partners

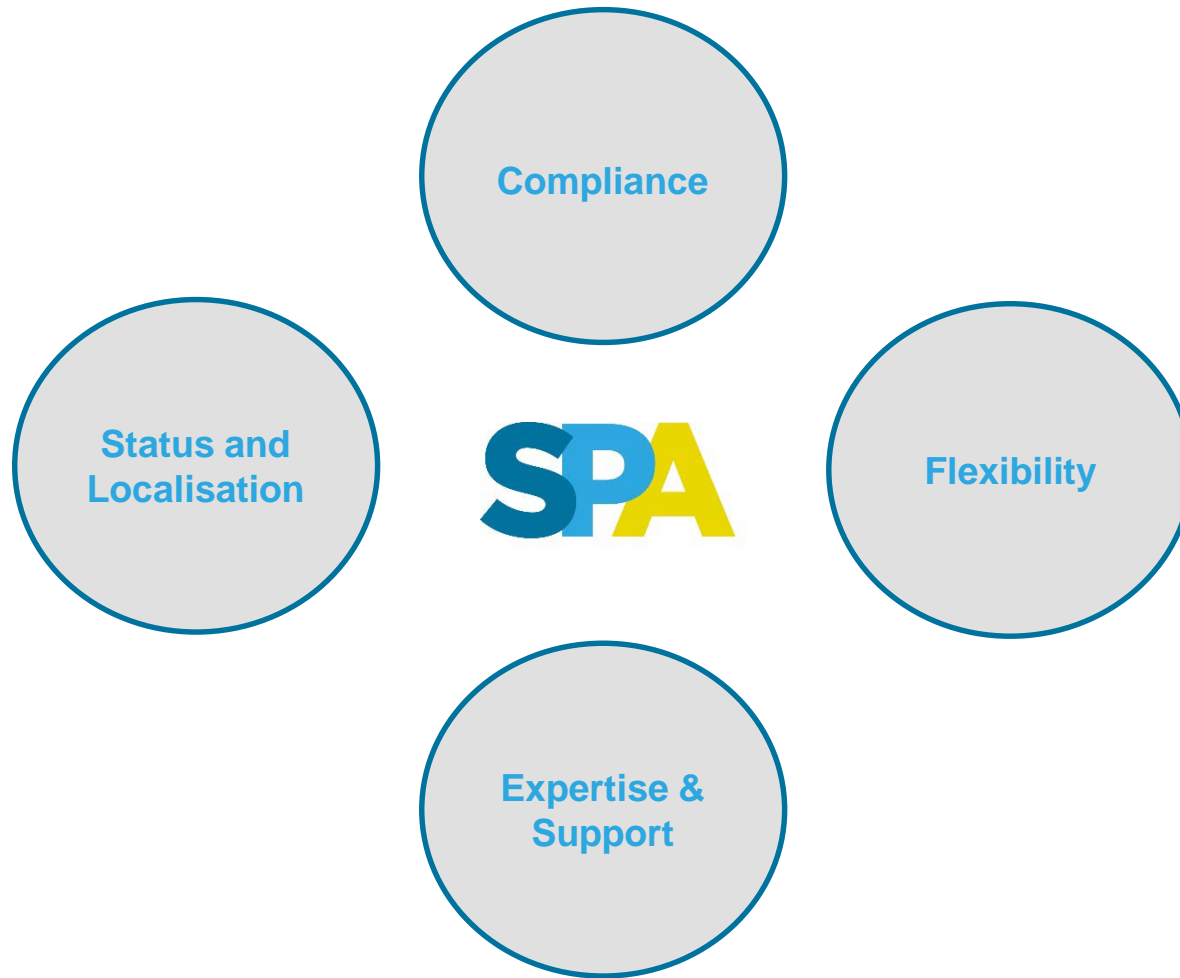


Barrhead Housing Association Limited



Tayside Procurement Consortium

Why our partners choose SPA



Why our partners trust us

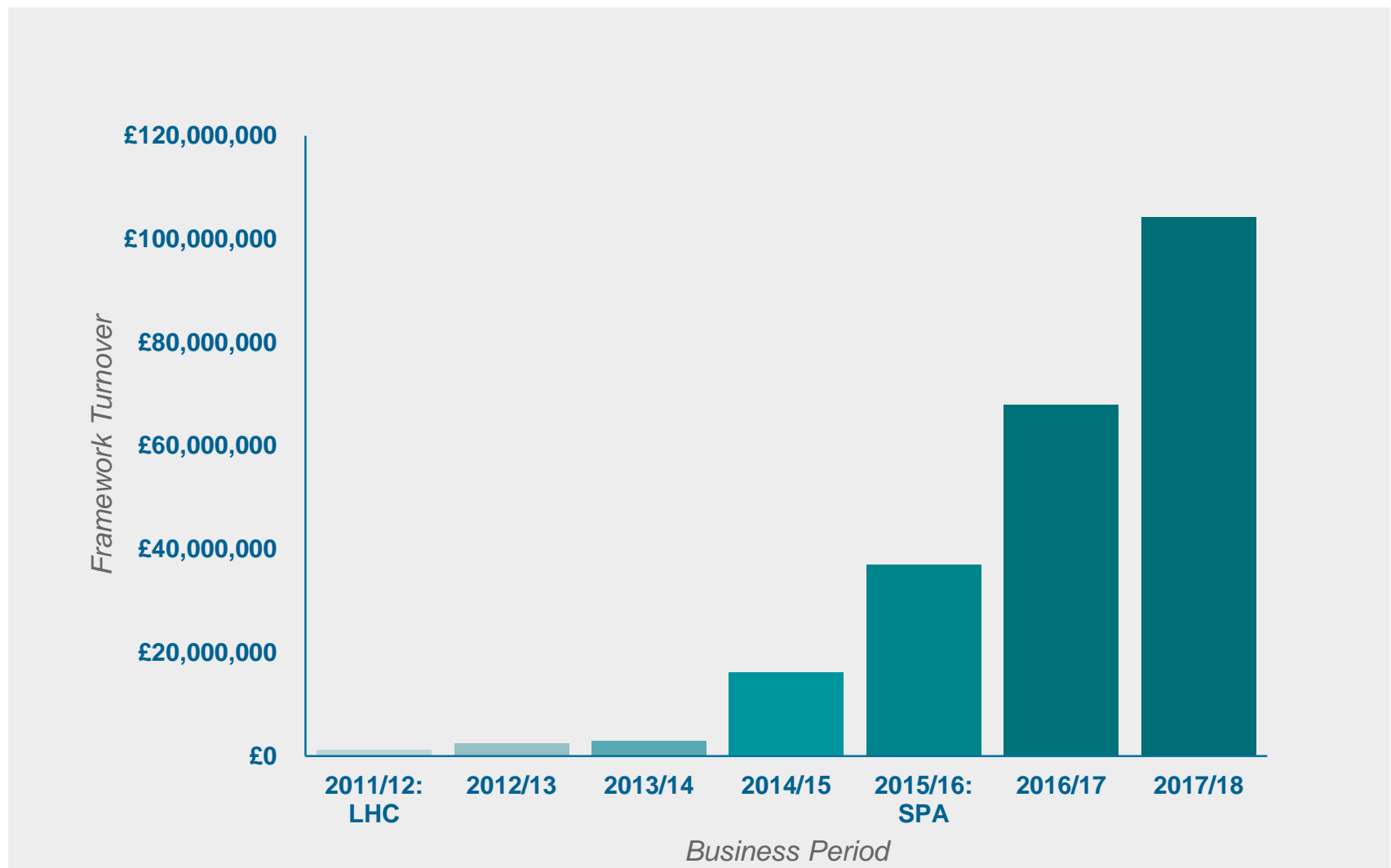
- **We're a .GOV not a .LTD**
- We've been operating as a central purchasing body since 1966
- **We're a not for profit organisation**
- Generating community benefit is in our DNA
- **We only get paid when our frameworks get used**, so we make sure our clients want our frameworks before we develop them
- **We do our research**: Our pre tender engagement for H1 in Scotland included 5 workshops, attended by **60% of all developing authorities in Scotland**

(In short, SPPN 3/2017 on Speculative Frameworks” does not apply to us)

How it works

- We **research & develop** the requirement & specifications
- We run the **tender** in accordance with EU Procurement Directive
- We **appoint** companies on a Value for Money basis
- We **promote** the framework throughout Scotland
- Partners “**call off**” projects and **contract** directly with the **Appointed Company**
- We actively **monitor** performance, liaising with both Partners & Appointed Company

Does it work? Yes!



Does it work? Yes!

We support BOTH client AND contractor

Our approach helps keep projects on time, and on budget



**Top
16%**

< Best Performing

Worst Performing >

**Benchmark scores against Constructing Excellence
Client Satisfaction Survey KPIs, for all UK projects**

Does it help communities in Scotland? Yes!



Our Frameworks

CONSULTANCY		DELIVERY	
		New Build: Offsite/Modular	NH1 MB1
Construction	H1 WS1	New Build: Traditional	H1 WS2 SCB2
Refurbishment & Maintenance	N7 WS1	Refurbishment Works	N7 WS3 SCB2
Energy Efficiency	N7 WS1	Energy Efficiency Specialists	N7 WS2
		Roofing (Flat & Pitched)	FR2 PR3
		Kitchens & Bathrooms	KB3
Asbestos	AS2 WS1	Asbestos Removals	AS2 WS2
Third Party Inspections	HS1 WS1	Heating Services	HS1 WS2
Legionella Control	WM1 WS1	Water Management	WM1 WS2
		Vacant Property Services	V6
		PVC-U Windows & Doors	U9
		Aluminium Windows & Doors	A6
		Timber Frame Windows & Doors	TW3
		Composite Doors & Fire Doors	C6
		Security Doors	CED1
		Kitchen Units	K5

Framework Details

Graham Collie

Technical Support Manager, SPA

Why should you use a framework for fire safety requirements?

Dame Judith Hackett

“The procurement process kick-starts the behaviours that we then see throughout design, construction, occupation and maintenance,” the report said.

“Issues at this stage, for example inadequate specifications, focus on low cost or adversarial contracting, can make it difficult (and most likely, more expensive) to produce a safe building.”

What's happening in Scotland?

- **Scottish Government Consultation** – closes 26th September.
- **Building Compliance** – 80% OK, 20% requires improvement.
- **Technical guidance reform.**
- **Two stairways for new builds above 18m.**
- **Technical and height changes for cladding systems.**
- **Fire service activated evacuation sounders.**
- **Fire suppression systems.**

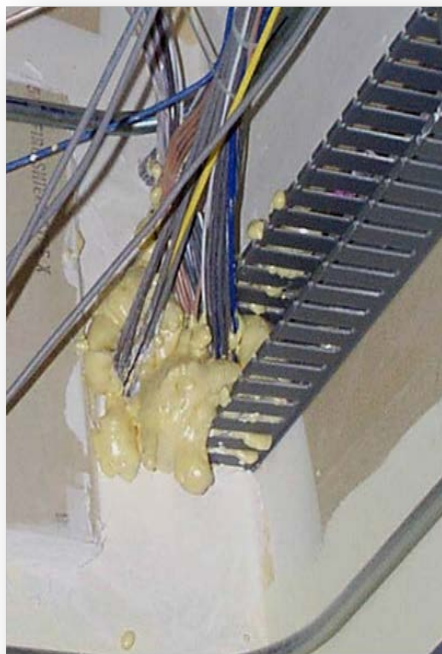
Workstream 1: Range of Experts

- **Fire Strategies**
- **Fire Engineers**
- **Fire Risk Assessors**
- **Fire Safety Managers**
- **Training (Internal Staff)**

Workstream 2: Specialist Contractors/Minor Works

- **Automatic Fire Suppression Systems – Maintenance and Installs**
- **Fire Doors – Supply only/Supply and Install**
- **Passive Fire Protection – Fire Proofing/Stopping Works/Bin Chutes**
- **Compartmentation – Communal door escape routes.**
- **Emergency Lighting & Alarm Systems – Maintenance and Installs**
- **Cladding**
- **Multi-discipline – Building / M&E works**

Recent ASFP tests on PU foam based fire stopping



**Time to
failure?
7 minutes!**

Workstream 2: Specialist Contractors/Minor Works

- **Automatic Fire Suppression Systems – Maintenance and Installs**
- **Fire Doors – Supply only/Supply and Install**
- **Passive Fire Protection – Fire Proofing/Stopping Works/Bin Chutes**
- **Compartmentation – Communal door escape routes.**
- **Emergency Lighting & Alarm Systems – Maintenance and Installs**
- **Cladding**
- **Multi-discipline – Building / M&E works**

SPA's proposal

Fire Safety Framework Workstream 1 – Consultant Services	Fire Safety Framework Workstream 2 – Specialists Contractors	Minor Works Framework A - <£5M B - <£2.5M C - >£2.5M DPS
Fire strategies	Automatic Fire Suppression Systems (AFSS): <ul style="list-style-type: none"> • Install • Maintenance 	Multi-discipline – Building Works
Fire engineers	Fire doors (Composite and Timber): <ul style="list-style-type: none"> • Supply only • Supply and install 	Multi-discipline – Mechanical & Electrical Supply and maintenance
Fire risk assessors	Passive Fire Protection (fire proofing and stopping works) Compartmentation (Communal Door escape routes)	General refurbishment
Fire safety managers	Emergency lighting & alarm systems Install and maintenance	Main Contractor to manage works (No monetary limit)
Training (Internal staff)		Cladding

We want your feedback!

- **Would the framework suit you? Have we missed anything?**
- **What are you looking to work on yourself and are you willing to collaborate with SPA?**
- **Do you have any other questions/comments?**

Thank you

Thank you for your time and attention.

We're at Stand 7 for the remainder of the day. Please drop by to ask any questions you may have about any of our frameworks.

Chris@scottishprocurement.scot – 07818 616590

Graham@scottishprocurement.scot – 07786 994028