

APPENDIX 2 - Major Building Works – SEC Ranked Appointed Framework Contractors

FIRE REMEDIAL WORKS

Lot 1: Passive fire Protection - is for passive fire protection, such as, fire doors, door sets, fire stopping and other compartmentation works.

Greater London Region

Rank One	Kier Group	London/ National
Rank Two	AD Group	London
Rank Three	United Living	London/ National
Rank Four	Ventro group	South
Rank Five	Engie	London/ National
Rank Six	Bell Group	South

Lot 2: Fire Alarm Systems - is for the installation and maintenance of fire alarm systems.

Greater London Region

Rank One	Open View	London/ National
Rank Two	Multifire	South
Rank Three	Allied Protection	London
Rank Four	Kier Group	London/ National
Rank Five	ABCA Systems	London
Rank Six	Mulalley	London

Lot 3: Sprinkler Systems - is for the installation and maintenance of sprinkler systems.

Greater London Region

Rank One	Kier Group	London/ National
Rank Two	Engie	London/ National
Rank Three	Ventro Group	South
Rank Four	Morgan Sindall	London
Rank Five	Mulalley	London
Rank Six	Vinci	London/ National

Lot 4: Combination of Lots 1 to 3 - combines all three previous lots for clients who want one contractor to complete all the works and manage specialist sub-contractors. The work covered includes fire doors, frames, door sets, glazing, fire stopping, seals, compartmentations works, fire alarm installation and servicing/maintenance, and sprinkler installation and inspections/maintenance.

Greater London Region

Rank One	Kier Group	London/ National
Rank Two	Morgan Sindall	London
Rank Three	Engie	London/ National
Rank Four	Mulalley	London

Rank Five	Ventro Group	South
Rank Six	Open View	London/ National
Rank Seven	United Living	London/ National

INTERNAL AND EXTERNAL WORKS

Lot 1: Major Refurbishments – Projects under £1m - adopts a whole house approach to planned maintenance, and has been designed to encompass all work streams, based on 2 value bands. The works could include but are not limited to;

- Kitchen and Bathroom refurbishment works
- New windows, doors, fascias / soffits, porches, external cladding, guttering and rainwater pipes
- Pitched roofing repairs / replacement
- Roofing repairs / replacement
- Electrical upgrade / re-wire works
- External repairs and cyclical re-decorations

Rank One	Foster Property Maintenance	Central
Rank Two	Greyline Ltd	London
Rank Three	Niblock Builders	London
Rank Four	TMN Contractors	London
Rank Five	Liberty Group	London/ National
Rank Six	Pilon Ltd	South
Rank Seven	Chigwell London	London
Rank Eight	Redec Refurbishment	South
Rank Nine	Etec Contract Services	London
Rank Ten	Novus Property Solutions	South
Rank Eleven	R. Bensons	London

Lot 1b: Major Refurbishments – Projects over £1m

Rank One	Wates Property Services	London/ National
Rank Two	Mulalley & Co	London
Rank Three	Amber Construction	London
Rank Four	United Living	London/ National
Rank Five	Axis Europe	London
Rank Six	Osbourne Property	London
Rank Seven	Kier Services	London/ National
Rank Eight	Breyer Services	London/ South
Rank Nine	Engie Regeneration	London/ National
Rank Ten	Morgan Sindall Property Services	London
Rank Eleven	Ser Contractor	London
Rank Twelve	CLC Contractors	National

Lot 2: Kitchens and Bathrooms - covers the labour and replacement of kitchens, bathrooms, wet rooms, aids and adaptations / W.Cs and electrical where identified. The works are likely to include but are not limited to;

- Stripping out of the existing kitchen / bathroom / wet room / W.C.s
- Removal of any materials of asbestos content under controlled conditions and in accordance with all current legislation
- Any structural alterations to allow for the installation of the new kitchen or bathroom to occur
- The removal from site of all debris and the disposal of in the correct manner
- The supply and installation of new kitchens / bathrooms / wet rooms / W.C.s / sanitary ware
- Testing and certification of the works upon completion

Rank One	Wates Property Services	London/ National
Rank Two	Amber Construction	London
Rank Three	Mulalley & Co	London
Rank Four	Greyline Ltd	London
Rank Five	Foster Property Maintenance	South
Rank Six	United Living	London/ National
Rank Seven	Liberty Group	London/ National
Rank Eight	Kier Services	London/ National
Rank Nine	Axis Europe	London
Rank Ten	TMN Contractors	

Lot 3: Windows and Doors - covers the replacement or refurbishment of windows, doors, fire doors, guttering, fascias, soffits, porches, and external cladding where identified. The works are likely to include but not limited to;

- Removal of the existing windows, doors, fascias /soffits porches and cladding
- The removal of any materials of asbestos content under controlled conditions and in accordance with current legislation.
- Carry out any structural alterations to allow for the installation of the new units
- The removal from site of all debris and the disposal of in the correct manner
- The supply and installation of new UPVC windows
- Provision of FENSA certifications, guarantees and any other certification required on completion of the works.

Rank One	Niblock Building Contractors	London/ National
Rank Two	Wates Property Services	London/ National
Rank Three	United Living	London/ National
Rank Four	Mulalley & Co	London
Rank Five	Foster Property Services	Central
Rank Six	Liberty Group	London/ National
Rank Seven	Bell Group	London/ National
Rank Eight	AD Construction	South

Lot 4 has been split into 3 sub-lots, to ensure the framework maximises access to a range of contractors. The works are likely to include but are not limited to;

- Removal of the existing roof covering, roof timbers and roof structure etc.
- The removal of any materials of asbestos content under controlled conditions and in accordance with all current legislation
- Carrying out any structural alterations to allow for the installation of the new covering / roof structure, etc.
- The supply and installation of new roof coverings
- Provision of guarantees and any other certification required on completion of the works.

Lot 4a: Roofing – Combined Roofing - covers the provision for the replacement or repair of existing pitched roofing coverings, roof structures, guttering / rainwater pipes, fascias / soffits, dormer windows where identified

Rank One	Wates Property Services	London/ National
Rank Two	Amber Construction	London
Rank Three	Breyer Group	London
Rank Four	United Living	London/ National
Rank Five	Foster Property Services	Central
Rank Six	Avonside Group	
Rank Seven	Wiggett Group	London
Rank Eight	Highview Roofing	South

Lot 4b: Roofing – Flat Roofing

Rank One	Wiggett Roofing	London
Rank Two	Wates Property Services	London/ National
Rank Three	United Living	London/ National
Rank Four	Amber Construction	London
Rank Five	R. Benson Property Maintenance	South
Rank Six	M&J Group	South
Rank Seven	George Jones	
Rank Eight	Arc Group London	London

Lot 4c: Roofing – Pitched Roofing

Rank One	Wates Property Services	London/ National
Rank Two	Amber Construction	London
Rank Three	Breyer Group	London
Rank Four	United Living	London/ National
Rank Five	Foster Property Maintenance	Central
Rank Six	Avonside Group	London/ South
Rank Seven	Wiggett Roofing	London

Rank Eight	Highview Roofing	South
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Lot 5: Electrical – covers the provision of electrical testing and installations and / or upgrades to a variety of individual residential properties, communal areas, multi occupancy residential blocks, commercial premises, external estate works, etc. where identified. The works are likely to include but are not limited to;

- Stripping out / disconnection of the existing electrical wiring,
- Removal of any materials of asbestos content under controlled conditions and in accordance with all current legislation
- Carrying out any building works to allow for the installation of the electrical re-wires / systems to take place
- The upgrade of existing / installation of new door entry system, CCTV systems, fire alarm systems, intruder alarms systems, security gates, estate lighting improvements etc.
- The supply and installation of new electrical re-wires to a range of residential and non residential properties (including multi occupancy blocks of flats etc.)
- Testing and certification of the works upon completion

Rank One	Aaron Services	London
Rank Two	Smith & Byford	London
Rank Three	NRT Building Services	
Rank Four	Arc Group	London
Rank Five	Niblock Building Contractors	London/ National
Rank Six	Greyline Ltd	London
Rank Seven	Kier Services	London/ National
Rank Eight	Wiggett Electrical	South

Lot 6: Internal & External Decorations / Repairs – covers the provision of repairs and cyclical decoration works to the internal and external structures of the properties identified by the member. The works are likely to include but are not limited to:

- The supply, erection and hire of access equipment to allow for works to proceed
- Repair various elements of the external envelope of the properties
- The upgrade / renewal of cavity wall insulation
- The cyclical redecoration of previously painted external & communal areas, including anti graffiti paint, fire precaution works etc.

Rank One	Axis	London
Rank Two	Bell Group	London/ National
Rank Three	Hankinson Whittle	Central
Rank Four	Mitie Property Services	London/ national
Rank Five	George Jones	
Rank Six	Greyline Ltd	London
Rank Seven	Novus Property Solutions	National
Rank Eight	TMN Contractors	

Rank Nine	DW Support Solutions	North
Rank Ten	Mulalley & Co	Lonodn