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Contract

Housing Solutions - Supply and installation of Fire Doors

Housing Solutions

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-015377

Procurement identifier (OCID): ocds-h6vhtk-05194f ([view related notices](#))

Published 19 February 2026, 3:46pm

Scope

Reference

FD2025

Description

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Scope and Delivery of Work:

Mixed procurement (Goods/Works) focused on the supply and installation of fire door sets across our estate over a 3-4yr period. The successful tenderer will be expected to supply and install approximately 250 fire doors per annum inline with the Specification provided. We expect them to engage a Resident Liaison Officer (RLO) and liaise directly with the

residents regarding, surveys, installation dates, general updates, correspondents, access arrangements and any issues that arise before, during and after the works.

Programme scale and duration:

We intend appointing for an initial contract period of 3 years with the option to extend for a further 12 months. We operate a two year budget but estimate our 2026-27 - 2028-29 budget will be up to £1.8m for fire door replacements and we expect to maintain similar budgets in future years. Therefore we estimate the max term spend to be up to £2.5m.

Geographical distribution:

Housing Solutions was originally formed from transferred Local Authority homes in Maidenhead. These still form the majority of our homes (at least 70%), although there are post-1995 developments in Reading, High Wycombe, Slough, Bracknell, Farnborough, Wokingham, and other locations in Berkshire and Buckinghamshire.

CDM:

We will appoint the Quoin Consultancy as Principal Designer, successful bidder will be appointed Principal Contractor. We expect them to prepare the key documents and Quoin will check them against the regulations.

Pricing:

All relevant pricing is to be submitted via the Pricing Matrix as all-inclusive (meaning they must include all aspects required to supply and install full fire door sets). To ensure a fair and like-for-like comparison; Tender prices are to be offered and agreed on the basis that pricing will be fixed for the first 2 years of the contract.

Contract 1. Supply and installation of Fire Doors

Supplier

- Gunfire Ltd

Contract value

- £2,500,000 excluding VAT
- £3,000,000 including VAT

Above the relevant threshold

Date signed

22 January 2026

Contract dates

- 1 February 2026 to 18 January 2029
- Possible extension to 18 January 2030
- 3 years, 11 months, 18 days

Description of possible extension:

Initial term of contract is for 3 years, with option to extend for a further 12 month period.

Main procurement category

Goods

Options

The right to additional purchases while the contract is valid.

The right to additional purchases while the contract is valid.

All fire door replacement works should fall within the scope of this contract and no longer be carried out under other contracts in an ad hoc way. Additionally, Housing Solutions would also require any appointed contractor to manage responsive replacement requests

as part of the Association's general responsive repairs obligations as and when required – so more doors could fall within scope of this contract over the term.

CPV classifications

- 44221220 - Fire doors
- 45421131 - Installation of doors
- 45343000 - Fire-prevention installation works

Contract locations

- UK - United Kingdom

Key performance indicators

Name	Reporting frequency
Installs per Week	14 days
Install Timeframe	1 months
Resident Satisfaction	1 months
Appointment Kept	1 months
Client Handover Pass Rate	1 months
Client Health and Safety Inspections	1 months

Signed contract documents

[HS Fire Doors Contract \(2026 - 2030\) - Gunfire Ltd \(Redacted Version\).pdf](#)

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Supplier

Gunfire Ltd

- Public Procurement Organisation Number: PXTT-6257-RZCQ

409-411 Croydon Road

Beckenham

BR3 3PP

United Kingdom

Email: bid-team@gunfirepfp.co.uk

Region: UKI61 - Bromley

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Supply and installation of Fire Doors

Contracting authority

Housing Solutions

- Public Procurement Organisation Number: PGDY-4627-RBZL

Crown House, Crown Square

Berkshire

SL6 8BY

United Kingdom

Contact name: Jon Richardson

Telephone: +441628543120

Email: jon.richardson@housingsolutions.co.uk

Website: <https://www.housingsolutions.co.uk/>

Region: UKJ11 - Berkshire

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)