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Tender

Housing Solutions - Supply and installation of Fire Doors

Housing Solutions

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-024533

Procurement identifier (OCID): ocds-h6vhtk-05194f

Published 22 May 2025, 10:13am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Original UK4 Notice was published yesterday afternoon via MyTenders portal with 25 document attachments. We have been made aware this morning that something went wrong their end, and their technical support team are unable to restore the documents (so have been individually uploaded again directly onto the Central Digital Platform).

Scope

Reference

FD2025

Description

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 assume you will engage a Resident Liaison Officer (RLO) and will 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.

Programming:

We will leave programming of the work to you. We may have a small number of high-priority cases needing to be done earlier, but in general we would give you our address list for each financial year (April to March) and you can determine your own programme to deliver it. We expect that once work on an individual property have commenced, they are completed within 1 working day where practicable and this target will form part of the KPI suite.

CDM:

We will appoint the Quoin Consultancy as Principal Designer, you will be appointed Principal Contractor. We assume you will prepare the key documents and Quoin will check them against the regulations.

Pricing:

All relevant pricing is to be submitted via the Pricing Matrix (Appendix 6) 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.

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

- 31 August 2025 to 30 August 2028
- Possible extension to 30 August 2029
- 4 years

Description of possible extension:

Initial term of 3 years with a option to extend for a further year (Max term 4 years).

Options

The right to additional purchases while the contract is valid.

Additional remedials, repairs, replacements may be found when on site.

Main procurement category

Goods

CPV classifications

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

Contract locations

- UKJ - South East (England)

Participation

Legal and financial capacity conditions of participation

The following Insurances will need to be in place in order for the contract to be awarded:

Public Liability - £10m

Employers Liability - £5m

Professional Indemnity - £1m

Requirement to adhere to GDPR Regulations.

Draft JCT contract has been provided in attachments (Appendix 10).

Financial Capacity will be tested. Please see attached 'PSQ Economic & Financial Standing Mechanism' + 'PSQ Financial Standing Guide' for how this will be assessed.

Technical ability conditions of participation

The PSQ contains the following Conditions of Participation (Pass/Fail):

- 1) Relevant experience and contract examples.
- 2) Requirement to be able to deliver services across HS estate (predominantly Maidenhead) and mobilise quickly.
- 3) Requirement to have a Safeguarding Policy in place for Children & Vulnerable Adults.
- 4) Requirement to provide assurance on continuity of supply/service from your critical supply-chain (providing at least one of the following: a Business Continuity / Disaster Recovery / Risk Management Plan).
- 5) Requirement CDM Regulations adherence & SSIP Membership.
- 6) Requirement for 3rd party accreditation - BM TRADA Q-Mark Fire Door Installation or FIRAS Installer Certification Scheme - Fire Doors (or equivalent).
- 7) Requirement Bribery Act adherence.
- 8) Modern Slavery Act adherence.
- 9) Requirement for Contractor (and any Sub-Contractor) to deliver all services under contract inline with Housing Solutions' Approved Contractor Standards.

10) Requirement to Pass Conflict of Interest checks & Sign PSQ.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

13 June 2025, 12:00pm

Tender submission deadline

20 June 2025, 12:00pm

Submission address and any special instructions

<https://www.mytenders.co.uk>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 August 2025

Award criteria

Name	Description	Type	Weighting
Quality	60% weighting has been assigned across 10 x Quality Questions (See ITT Document & Appendix 4B for more information)	Quality	60.00%
Price	40% weighting has been assigned across 8 x Price Categories (See ITT Document & Appendix 6 for more information)	Price	40.00%

Other information

Description of risks to contract performance

Budgets are approved on an annual basis, and replacement activity / spend could go up or down during the life of the contract.

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

[HS Fire Doors - Access Policy.pdf](#)

Access Policy

[HS Fire Doors - Anti-Fraud, Theft & Bribery Policy.pdf](#)

Anti-Fraud, Theft & Bribery Policy

[HS Fire Doors - Approved Contractor Standards \(Appendix 11\).pdf](#)

Approved Contractor Standards (Appendix 11)

[HS Fire Doors - Asbestos Management Plan.pdf](#)

Asbestos Management Plan

[HS Fire Doors - Asbestos Policy.pdf](#)

Asbestos Policy

[HS Fire Doors - Data Protection Policy.pdf](#)

Data Protection Policy

[HS Fire Doors - Door Styles \(Appendix 8\).docx](#)

Door Styles (Appendix 8)

[HS Fire Doors - Draft JCT Contract \(Appendix 10\).pdf](#)

Draft JCT Contract (Appendix 10)

[HS Fire Doors - Electrical Safety Policy.pdf](#)

Electrical Safety Policy

[HS Fire Doors - Equality Diversity & Inclusion Policy.pdf](#)

Equality, Diversity & Inclusion Policy

[HS Fire Doors - Fire Door Numbers - Year 1 \(Appendix 9\).xlsx](#)

Fire Door Numbers - Year 1 (Appendix 9)

[HS Fire Doors - Fire Safety Policy.pdf](#)

Fire Safety Policy

[HS Fire Doors - Gas Safety Policy.pdf](#)

Gas Safety Policy

[HS Fire Doors - Health & Safety Policy.pdf](#)

Health & Safety Policy

[HS Fire Doors - Invitation to Tender \(ITT\).doc](#)

Invitation to Tender (ITT)

[HS Fire Doors - Lone Worker Policy.pdf](#)

Lone Worker Policy

[HS Fire Doors - PA23 Procurement Specific Questionnaire \(Appendix 4A\).docx](#)

PA23 Procurement Specific Questionnaire (Appendix 4A)

[HS Fire Doors - Pricing Matrix \(Appendix 6\).xlsx](#)

Pricing Matrix (Appendix 6)

[HS Fire Doors - PSQ Economic & Financial Standing Mechanism.docx](#)

PSQ Economic & Financial Standing Mechanism

[HS Fire Doors - PSQ Financial Standing Guide.xlsx](#)

PSQ Financial Standing Guide

[HS Fire Doors - Quality & Technical Capability Response \(Appendix 4B\).docx](#)

Quality & Technical Capability Response (Appendix 4B)

[HS Fire Doors - Repairs & Maintenance Policy.pdf](#)

Repairs & Maintenance Policy

[HS Fire Doors - Service Specification \(Appendix 7\).docx](#)

Service Specification (Appendix 7)

[HS Fire Doors - Vulnerable Residents Policy.pdf](#)

Vulnerable Residents Policy

[HS Fire Doors - Water Hygiene & Safety Policy.pdf](#)

Water Hygiene & Safety Policy

Contracting authority

Housing Solutions

- Public Procurement Organisation Number: PGDY-4627-RBZL

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Maidenhead

SL6 8BY

United Kingdom

Email: procurement@housingsolutions.co.uk

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

Region: UKJ11 - Berkshire

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