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Tender

Fire Doors and Remedials Works for MHS Homes

mhs homes group

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

Notice identifier: 2025/S 000-052975

Procurement identifier (OCID): ocds-h6vhtk-055296

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Scope

Reference

TMHS178

Description

Our buildings need to meet the highest fire safety standards, so we've been undertaking surveys and other fire assessments of mhs' residential buildings. These tell us what remedial works are necessary to ensure our properties and residents remain safe and secure. The contract we are seeking to put in place is to deliver fire door replacements and the remaining remedial works needed following the surveys and/or risk assessments.

Total value (estimated)

- £4,031,833 excluding VAT

- £4,838,200 including VAT

Above the relevant threshold

Contract dates (estimated)

- 23 April 2026 to 22 March 2029
- Possible extension to 22 March 2032
- 5 years, 11 months

Description of possible extension:

two optional extensions on a one year plus one year basis

Main procurement category

Works

CPV classifications

- 44221220 - Fire doors
- 45343100 - Fireproofing work

Contract locations

- UKJ - South East (England)

Submission

Enquiry deadline

23 September 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

7 October 2025, 12:00pm

Submission address and any special instructions

Mhs homes have adopted the In-Tend e-tendering system for all its tender activities. This PSQ and all tendering processes will be conducted entirely through the In-tend eTendering portal: <https://www.in-tendhost.co.uk/mhs/aspx/Home>

Tenderers will need to register on the Portal to submit their PSQ and subsequent tender response. However, if you are already registered, tenderers do not need to register again and may simply use their existing username and password to login to the Portal. Once logged in, go to "Tenders" > "Current" to view the tender in full.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

13 April 2026

Award criteria

Name	Description	Type
Simple description	See tender documentation	Price

Weighting description

See tender documentation

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This Competitive Flexible Procedure will be conducted in 2 stages with an optional 3rd stage. The 3 stages are described in more detail below, although full details are available within the procurement documentation.

Stage 1: The PSQ stage

All Suppliers that wish to be considered for the Contract are required to complete and return the PSQ in Word format, and all supporting documentation by the deadline stated. This stage evaluates applicants suitability to undertake the contract through a series of pass/fail and scored questions and conditions of participation. mhs homes will use this stage to confirm that neither the Supplier, nor any related persons within its corporate group, associated persons relied on to meet the conditions of participation, or proposed sub-contractors are listed on the Cabinet Office debarment list. In addition, mhs homes will consider whether any Supplier or related persons within its corporate group, associated persons relied on to meet the conditions of participation, or proposed sub-contractors are excluded or excludable Suppliers.

mhs homes will undertake a review of the completed PSQ with reference to any information held on the Central Digital Platform. Responses to any conditions of participation will be assessed in accordance with the selection process and any selection criteria as set out in the PSQ.

The Authority intends to take 6 (Six) Bidders through to the ITT Stage, where there is a tied score at sixth place, all tied Bidders shall be progressed. In the event that there are fewer than 6 (six) suitably qualified Bidders (i.e. less than 6 (six)) Bidders pass the PSQ the Authority shall select only those Bidders to progress to the ITT provided that there is a sufficient number to ensure genuine competition.

The draft ITT documents have been made available to Suppliers for information only at stage 1, and suppliers should note these are subject to revisions at mhs discretion. Suppliers are not required to submit a response to the ITT at this stage.

Stage 2: The Invitation to Tender (ITT) stage

Stage 2 will commence with the issuing of a letter inviting Suppliers that have been successfully shortlisted at Stage 1 to submit their tenders, in response to the Invitation to Tender (ITT) document. The ITT stage will be assessed on Quality, Price and Social Value.

mhs homes will evaluate all tenders in accordance with the criteria and methodology set out in the ITT, to determine which Supplier has submitted the most advantageous tender and is to be awarded the Contract. A period of post tender clarifications may be undertaken to clarify any aspect of a supplier's tender submission. Once the evaluation

has concluded, a preferred bidder (the highest scoring, also known as the most advantageous tender) will be identified.

Optional Stage 3: Preferred Supplier Stage

This is an optional stage and its inclusion is entirely at MHS Homes discretion. Should we not utilize stage 3, we will progress straight to issuing assessment summaries and contract award notices.

The optional Preferred Supplier Stage may be used to clarify or confirm any commitments made in the preferred bidders tender or to refine and improve a tender to drive additional value. It will be conducted after final tenders have been received and assessed, and prior to the award of the contract. It will be conducted in a transparent and auditable manner, ensuring that any details of discussions/negotiations, key points or outcomes are recorded and kept. Following this stage, we'll review any agreed changes to ensure that it is still appropriate to award the contract to the preferred supplier and any agreed changes will be reflected in the contract that is entered into.

Documents

Associated tender documents

<https://www.in-tendhost.co.uk/mhs/asp/Home>

Tender Documents

Contracting authority

mhs homes group

- Public Procurement Organisation Number: PDGV-2149-XNWW

Broadside

Chatham

ME4 4LL

United Kingdom

Email: procurement@mhs.org.uk

Region: UKJ41 - Medway

Organisation type: Public authority - sub-central government