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Tender

Fire Door Inspections, Repair and Replacement (Supply and Install) (Brunelcare)

BRUNELCARE

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

Notice identifier: 2025/S 000-054759

Procurement identifier (OCID): ocds-h6vhtk-059610 ([view related notices](#))

Published 8 September 2025, 3:56pm

Scope

Description

Brunelcare wishes to invite Tender Responses for the supply and install of a planned programme of repairs and replacement to Fire Doors across the Brunelcare estate to ensure all properties remain compliant, whilst residents remain safe within their homes.

The Supplier shall be responsible for delivering the planned programme of repairs and replacement of Fire Doors, in accordance with requirements identified through recent Fire Risk Assessment (FRA) surveys or as identified by Brunelcare.

The Supplier shall be responsible for fire door inspections, repairs to and replacement of Fire Doors as required.

The Supplier shall develop and implement a delivery programme in full coordination with Brunelcare, ensuring that all works are executed efficiently, with minimal disruption to residents and ongoing operations.

Brunelcare is a Bristol-based charity providing high-quality housing, care and support for later living in the South West.

The Brunelcare estate comprises a diverse property portfolio, including sheltered housing, bungalow sites, and a retirement village. It also features several CQC-registered locations, including extra care schemes and care homes. The supplier is expected to plan works in a phased, site-specific manner that accommodates the operational needs of each facility type and its residents.

Brunelcare is undertaking an Open Procedure to select a suitable Supplier to deliver the planned programme of repairs and the replacement of Fire Doors Contract to commence on 5th January 2026 (three (3) year contract term).

The Supplier will be expected to provide services as per the Specification to any Brunelcare asset as required. As and when assets are obtained or disposed of, the Supplier will be notified.

Within the Pricing Schedule of this tender, the Contracting Authority has stated a number of assets/properties that the Supplier will be expected to deliver services to - if this list of assets/properties needs to be modified throughout the contract term, this will be considered a "materialisation of a known risk".

Full scope details can be found with the associated tender documents at ProContract.

The tender deadline for this opportunity is 12pm (noon) on 13th October 2025.

Please note that Shared Service for Housing (SSfH) is acting as the managing organisation on behalf of Brunelcare for this tender opportunity.

Total value (estimated)

- £1,416,935 including VAT

Above the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 4 January 2029
- 3 years

Main procurement category

Goods

Additional procurement category

Works

CPV classifications

- 44221220 - Fire doors
- 45000000 - Construction work
- 50000000 - Repair and maintenance services

Contract locations

- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area

Participation

Legal and financial capacity conditions of participation

Please refer to full associated tender documents (Schedule 1 and the ProContract Evaluation Questionnaire).

Technical ability conditions of participation

Please refer to full associated tender documents (Schedule 1 and the ProContract Evaluation Questionnaire).

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

6 October 2025, 5:00pm

Tender submission deadline

13 October 2025, 12:00pm

Submission address and any special instructions

A Tender Response must be submitted via ProContract for the Supplier to be considered for the award of the Contract in the Tendering Procedure.

<https://procontract.due-north.com/Opportunities/Index?p=18d7f93d-94bb-ef11-8132-005056b64545&v=2>

Tender Responses and communications submitted by Suppliers via any other means will be excluded.

Suppliers that require any technical assistance in using the portal or have any difficulty registering or logging in, should contact the ProContract helpdesk:

o 0330 005 0352 (9am - 5.30pm Mon - Fri)

o suppliersupport@proactisservicedesk.com

o "Submit a Ticket" to the helpdesk (via https://suppliersupport.proactisservicedesk.com/s/?language=en_US)

Full details around submitting a compliant tender can be found within Schedule 1 of the associated tender documents.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

6 November 2025

Award criteria

Name	Description	Type	Weighting
Quality	As per procurement documents (see Schedule 1 and the ProContract Questionnaire).	Quality	60%
Price	As per procurement documents (see Schedule 1, the Pricing Schedule and the ProContract Questionnaire).	Price	40%

Other information

Payment terms

Please see Schedule 3, Contract (Terms and Conditions)

- JCT Measured Term Contract 2024 Edition
- JCT MTC 2024 Amendments
- KPIs
- Brunelcare Standard Terms and Conditions

Description of risks to contract performance

The following risks have been identified that would impact the performance of the Contract, where the impact cannot be known at this stage but may relate to a Contract modification if the risk was to materialise:

1. Risk of legislative changes, regulatory changes or changes in law during the term of a Contract
2. Risk of unforeseen changes to delivery/operational standards
3. Risk of changes in technology, IT solutions or systems
4. Risk of unforeseen increase in Contracting Authority budgets/increased volume of works/services
5. Risk of unforeseen circumstances that cause the value of the Contract to increase (previous examples include BREXIT, war, pandemic and the cost-of-living crisis)
6. Risk of unforeseen political impact
7. Risk of decrease/increase in property volume
8. Within the Pricing Schedule of this tender, the Contracting Authority has stated a

number of assets/properties that the Supplier will be expected to deliver services to - if this list of assets/properties needs to be modified throughout the contract term, this will be considered a "materialisation of a known risk".

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://procontract.due-north.com/Opportunities/Index?p=18d7f93d-94bb-ef11-8132-005056b64545&v=2>

All documentation can be found within the attachments section of ProContract, with a list of Schedules/Appendices within Schedule 1.

<https://procontract.due-north.com/Opportunities/Index?p=18d7f93d-94bb-ef11-8132-005056b64545&v=2>

Contracting authority

BRUNELCARE

- Companies House: 00601847
- Public Procurement Organisation Number: PQJY-6919-VZQG

Saffron Gardens Prospect Place

Bristol

BS5 9FF

United Kingdom

Contact name: Amy Myers

Email: amymyers@ssfh.org.uk

Website: <https://www.brunelcare.org.uk/>

Region: UKK11 - Bristol, City of

Organisation type: Public authority - sub-central government

Other organisations

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

SHARED SERVICES FOR HOUSING LIMITED

Summary of their role in this procurement: Shared Service for Housing (SSfH) is acting as the managing and contact organisation on behalf of Brunelcare (the Contracting Authority) for this tender opportunity, carrying out the role as Procurement Consultant.

- Companies House: 16356505
- Public Procurement Organisation Number: PGNT-9288-TPMJ

230 Blackfriars Road

London

SE1 8NW

United Kingdom

Contact name: Amy Myers

Email: amymyers@ssfh.org.uk

Region: UKI44 - Lewisham and Southwark

Q WORKS LTD

Summary of their role in this procurement: Technical consultant and member of the evaluation panel (assessor).

- Companies House: 10854124
- Public Procurement Organisation Number: PQLN-5929-GCQD

Woodlands Grange Woodlands Lane

Bristol

BS32 4JY

United Kingdom

Contact name: Alex Hunt

Email: alex@q-works.co.uk

Website: <http://www.q-works.co.uk>

Region: UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Contact organisation

Contact SHARED SERVICES FOR HOUSING LIMITED for any enquiries.