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Contract

Extension - Anti-ligature, Specialist and General Doors, Windows, Furniture, Accessories and Associated Services Framework Agreement

Surrey and Borders Partnership NHS Trust, on behalf of NHS Commercial Solutions

F20: Modification notice

Notice identifier: 2025/S 000-058226

Procurement identifier (OCID): ocds-h6vhtk-03bcb8

Published 19 September 2025, 4:02pm

Section I: Contracting authority/entity

I.1) Name and addresses

Surrey and Borders Partnership NHS Trust, on behalf of NHS Commercial Solutions

The Atrium. Curtis Road.

Dorking

Email

nhscs.estates@nhs.net

Telephone

+44 1306646822

Country

United Kingdom

Region code

UK - United Kingdom

Charity Commission (England and Wales)

1126477

Internet address(es)

Main address

<https://www.commercialsolutions-sec.nhs.uk/>

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Extension - Anti-ligature, Specialist and General Doors, Windows, Furniture, Accessories and Associated Services Framework Agreement

Reference number

5104-4669

II.1.2) Main CPV code

- 45421100 - Installation of doors and windows and related components

II.1.3) Type of contract

Works

II.2) Description

II.2.1) Title

NHS Commercial Solutions is extending this Framework Agreement for Anti-ligature, Specialist and General Doors, Windows, Furniture, Accessories and Associated Services for a 12 months period.

Lot No

All lots

II.2.2) Additional CPV code(s)

- 33192000 - Medical furniture
- 34928400 - Urban furniture
- 39100000 - Furniture
- 39143000 - Bedroom, dining room and living-room furniture
- 39180000 - Laboratory furniture
- 44221000 - Windows, doors and related items
- 44221100 - Windows
- 44221110 - Window frames
- 44221120 - French windows
- 44221211 - Door frames
- 44221212 - Door screens
- 44221213 - Door thresholds
- 44221220 - Fire doors
- 44221230 - Sliding doors
- 44221240 - Garage doors
- 44421500 - Armoured or reinforced doors
- 44521110 - Door locks
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement at the time of conclusion of the contract:

NHS Commercial Solutions has let this Framework Agreement subsequent to a procurement using the Restricted Procedure as directed by the Public Contracts Regulations 2015 (as amended), in which NHS Commercial Solutions placed a notice to establish a multiple supplier framework (ref: 2023/S 000-012122).

Multiple suppliers were successful in each lot and have been appointed to the Framework, which has been let for Two years with the optional extension period of 2X12 months. The Framework Agreement's start date is 27/09/2023. By issuing this Extension notice, NHS Commercial Solutions exercises the first optional extension period for a 12 months period.

The Framework has been structured to incorporate five lots, which are:

Lot 1: Consultancy and Professional Services;

Lot 2: Anti-ligature Doors, Windows and Furniture - Internal and External – Anti Barricade doors and devices, Associated Services, Accessories, including Anti-ligature fixtures for internal and external furniture, fittings, e.g., knobs, handles, locks, coat hooks, alarms, Access hatches, access control devices, mirrors, switched socket outlets and light fittings Clocks and protective covers, Curtain tracks/ Drop Down Rails, Heating & radiator covers, washroom handles and dispensers, Ligature cutters and knives, Ventilation grilles and such consumables – Consultancy, Site preparation, associated renovation, Supply, installation, training, commissioning and maintenance.;

Lot 3: Specialist Doors, Windows and Furniture – Internal and External including Fire-rated, Acoustic, Thermal insulation, Security, Assisted, remote controlled, radiation/x-ray resisting doors, PVC doors, engineered, environment control doors and windows- Consultancy, Site preparation, associated renovation, Supply, installation, training, commissioning, and maintenance;

Lot 4: General Doors, Windows and Furniture – Internal and external doors – Static, sliding, bi-fold, composite, Concertina, Dowell Construction, French, Hardwood, Ledged and Braced, Moulded, Panelled, Single, Multi Glazed, gas filled panelled doors and windows, Pre-finished, Room-dividers, Roof windows, etc. and associated consumables – Consultancy, Site preparation, associated renovation, Supply, installation, training, commissioning, and maintenance;

Lot 5: Bespoke – a combination of all products and services from Lot 1 to Lot 4 and associated services and/or services required for installation of these services

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Start date

27 September 2023

End date

26 September 2026

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2023/S 000-027861](#)

Section V. Award of contract/concession

Contract No

5104-4669

Lot No

Lot 1, 2, 3, 4, 5

Title

Anti-ligature, Specialist and General Doors, Windows, Furniture, Accessories and Associated Services Framework Agreement

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

27 September 2023

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor/concessionaire

Custom Group Ltd

Derbyshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02124001

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Anti-Ligature Shop Ltd

Warrington, Cheshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08116891

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Bridge Contract Solutions LTD

Chippenham, Wiltshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08232102

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

CSF Building Contractors Ltd

leigh on sea, Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

7474830

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

D M HABENS (THE BUILDER) LTD

Portsmouth, Hampshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

03558772

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Hollmark Ltd

Basildon, Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

04899166

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Inspired Glazing

Slough

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

12193334

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Instalrite Design

Crawley, West Sussex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

06038645

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Kingsway Group

Swanley, Kent

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08012701

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Knightsbridge Furniture Productions Ltd

Bradford, West Yorkshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

597265

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Nationwide Fire Door Services

Aldershot, Hampshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

12604722

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Polar NE Ltd

Middlesbrough, North Yorkshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

1740670

The contractor/concessionaire is an SME

Yes

V.2.3) Name and address of the contractor/concessionaire

Protects Plus Ltd

Wickford, Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

13814619

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £19,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Surrey and Borders Partnership NHS Trust, on behalf of NHS Commercial Solutions

Leatherhead

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45421100 - Installation of doors and windows and related components

VII.1.2) Additional CPV code(s)

- 33192000 - Medical furniture
- 34928400 - Urban furniture
- 39100000 - Furniture
- 39143000 - Bedroom, dining room and living-room furniture
- 39180000 - Laboratory furniture
- 44221000 - Windows, doors and related items
- 44221100 - Windows
- 44221110 - Window frames
- 44221120 - French windows
- 44221200 - Doors
- 44221210 - Door blanks
- 44221211 - Door frames
- 44221212 - Door screens
- 44221213 - Door thresholds
- 44221220 - Fire doors
- 44221230 - Sliding doors
- 44221240 - Garage doors
- 44421500 - Armoured or reinforced doors
- 44521110 - Door locks
- 45421100 - Installation of doors and windows and related components

- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows

VII.1.3) Place of performance

NUTS code

- UK - United Kingdom

VII.1.4) Description of the procurement:

NHS Commercial Solutions has let this Framework Agreement subsequent to a procurement using the Restricted Procedure as directed by the Public Contracts Regulations 2015 (as amended), in which NHS Commercial Solutions placed a notice to establish a multiple supplier framework (ref: 2023/S 000-012122).

Multiple suppliers were successful in each lot and have been appointed to the Framework, which has been let for Two years with the optional extension period of 2X12 months. The Framework Agreement's start date is 27/09/2023. By issuing this Extension notice, NHS Commercial Solutions exercises the first optional extension period for a 12 months period.

The Framework has been structured to incorporate five lots, which are:

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Lot 2: Anti-ligature Doors, Windows and Furniture - Internal and External – Anti Barricade doors and devices, Associated Services, Accessories, including Anti-ligature fixtures for internal and external furniture, fittings, e.g., knobs, handles, locks, coat hooks, alarms, Access hatches, access control devices, mirrors, switched socketed outlets and light fittings Clocks and protective covers, Curtain tracks/ Drop Down Rails, Heating & radiator covers, washroom handles and dispensers, Ligature cutters and knives, Ventilation grilles and such consumables – Consultancy, Site preparation, associated renovation, Supply, installation, training, commissioning and maintenance.;

Lot 3: Specialist Doors, Windows and Furniture – Internal and External including Fire-rated, Acoustic, Thermal insulation, Security, Assisted, remote controlled, radiation/x-ray resisting doors, PVC doors, engineered, environment control doors and windows-

Consultancy, Site preparation, associated renovation, Supply, installation, training, commissioning, and maintenance;

Lot 4: General Doors, Windows and Furniture – Internal and external doors – Static, sliding, bi-fold, composite, Concertina, Dowell Construction, French, Hardwood, Ledged and Braced, Moulded, Panelled, Single, Multi Glazed, gas filled panelled doors and windows, Pre-finished, Room-dividers, Roof windows, etc. and associated consumables – Consultancy, Site preparation, associated renovation, Supply, installation, training, commissioning, and maintenance;

Lot 5: Bespoke – a combination of all products and services from Lot 1 to Lot 4 and associated services and/or services required for installation of these services

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

48

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£19,000,000

VII.1.7) Name and address of the contractor/concessionaire

Anti-Ligature Shop Ltd

Warrington, Cheshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08116891

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Bridge Contract Solutions LTD

Chippenham, Wiltshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08232102

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

CSF Building Contractors Ltd

Leigh on sea, Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

7474830

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Custom Group Ltd

Ilkeston, Derbyshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

02124001

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

D M HABENS (THE BUILDER) LTD

PORTSMOUTH, Hampshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

03558772

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Hollmark Ltd

Basildon, Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

04899166

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Inspired Glazing

Slough

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

12193334

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Instalrite Design

Crawley, West Sussex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

06038645

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Knightsbridge Furniture Productions Ltd

Bradford, West Yorkshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

597265

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Nationwide Fire Door Services

Aldershot, Hampshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

12604722

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Polar NE Ltd

Middlesbrough, North Yorkshire

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

1740670

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Protects Plus Ltd

Wickford, Essex

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

13814619

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

Kingsway Group

Swanley, Kent

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08012701

The contractor/concessionaire is an SME

Yes

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

Multiple suppliers were successful in each lot and have been appointed to the Framework, which has been let for Two years with the optional extension period of 2X12 months. The

Framework Agreement's start date is 27/09/2023. By issuing this Extension notice, NHS Commercial Solutions exercises the first optional extension period for a 12 months period.

The total value for this Framework Agreement was advertised as £500,000,000. The revised total contract value for the 4 year contract is now £19,000,000.00

The overall scope of the Framework Agreement, Suppliers' appointment, Terms and Conditions remain unchanged.

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

The Framework Agreement's start date is 27/09/2023. By issuing this Extension notice, NHS Commercial Solutions exercises the first optional extension period for a 12 months period.

The total value for this Framework Agreement was advertised as £500,000,000. The revised total contract value for the 4 year contract is now £19,000,000.00

The overall scope of the Framework Agreement, Suppliers' appointment, Terms and Conditions remain unchanged.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £500,000,000

Total contract value after the modifications

Value excluding VAT: £19,000,000