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Planning

Fire doorsets (including communal doors, entrance doors, and associated products)

LHC Procurement Group

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-069282

Procurement identifier (OCID): ocds-h6vhtk-05d603 ([view related notices](#))

Published 29 October 2025, 11:20am

Scope

Reference

FD9

Description

LHC Procurement Group are seeking suitable suppliers for the upcoming FD9 - Fire Doors framework. This framework is the successor to our current C8 Communal Doors framework and has been retitled to better reflect its content.

This framework is designed for the installation, renewal, and associated works for a wide range of fire doorsets across LHC PG clients domestic, commercial, and mixed use premises.

The scope covers various materials, including timber, composite, and steel, along with access control provision, ensuring flexibility to meet different project requirements.

For timber and composite door products only, this framework includes the installation of

fully certified and bi-directionally tested fire-resisting door sets to meet current and future fire safety standards.

The scope may also extend to other building openings, and non-fire-rated doors, provided these elements do not form the majority of the works and are not the core focus of the works.

The scope of this framework may include, but is not limited to:

- Doors
- Flat entrance doors
- Street doors
- Communal doors
- Main entrance doors
- Internal doors and screens
- Specialist doors, including pivot doors, cell doors, and security grilles (primarily under steel applications)
- Fire-resisting door sets (timber, composite, and steel materials)
- Enhanced security doors (PAS 24/LPS1175-[SBD])

This framework covers both internal and external applications, domestic and non-domestic, with provisions for specialist works where additional expertise is required, such as access control systems, security-rated products, and bespoke glazing solutions.

Additionally, the framework encompasses all necessary associated works to ensure a complete and compliant installation, including:

- Locks, glazing, hinges, and ironmongery
- Joinery and framing works
- Making good and associated works following installations as required by the relevant LHCPG or as necessary to achieve a compliant, durable, and aesthetically suitable finish

Total value (estimated)

- £85,000,000 excluding VAT
- £85,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 30 April 2030
- 4 years

Main procurement category

Works

Additional procurement category

Services

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England

- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales
- UKM - Scotland
- UKN - Northern Ireland

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Composite Doors

Description

Covers the supply and installation of composite doors of mixed material construction such as timber core, GRP or reinforced galvanised steel with associated frames and providing enhanced security. It also has a provision for maintenance options.

CPV classifications

- 44221000 - Windows, doors and related items

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Composite Fire Doors

Description

Covers the supply and installation of third party certified (bi-directional fire tested assemblies) to either FD30 or FD60 standards which is awarded to the whole doorset including furniture and frame and covers composite doors of mixed material construction such as timber core, GRP or reinforced galvanised steel with associated frames, It also has a provision for maintenance options.

CPV classifications

- 44221000 - Windows, doors and related items

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Timber Doors

Description

Covers the supply and installation of all doorsets products in solid wood, hardwood and engineered wood with associated frames providing enhanced security. It also has a provision for maintenance options.

CPV classifications

- 44221000 - Windows, doors and related items

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Timber Fire Doors

Description

Covers the supply and installation of third party certified (bi-directional fire tested assemblies) to either FD30 or FD60 standards which is awarded to the whole doorset including furniture and frame and comprising products generally in solid wood, hardwood and engineered wood with associated frames, It also has a provision for maintenance options.

CPV classifications

- 44221000 - Windows, doors and related items

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. Metallic Doors

Description

Covers the supply and installation of all metallic (predominately steel manufactured doors), shutters and grilles. It extends to the provision of steel fire doors and specialist doors, and optional aluminium although aluminium is predominately on A8. It also has a provision for maintenance options. Note for evaluation comparisons only steel elements are mandatory

CPV classifications

- 42961100 - Access control system
- 45421100 - Installation of doors and windows and related components

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 6. Access control systems

Description

Covers the supply and installation of remote door access control systems and installations in connection generally with communal entrance and exit door installations. Access systems may be duplex voice only or voice and one-way video. This lot is to include the scope for the supplier to offer a post installation maintenance service. It also has a provision for maintenance options.

CPV classifications

- 42961100 - Access control system
- 44221000 - Windows, doors and related items

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 7. Repairs and Maintenance

Description

Typical door repairs and maintenance tasks include the replacement of hinges, handles, locks, or door closers, along with the adjustment of door alignment or closing mechanisms to ensure smooth and secure operation. Damaged door panels or glazing may be replaced as needed, while emergency response services can cover boarding up or lock changes following incidents such as vandalism or forced entry. Annual fire door inspections are crucial for compliance, with remedial works carried out to address any issues identified. Maintenance may also involve the servicing of automatic or powered systems, testing of panic bars and emergency exit mechanisms, and applying weatherproofing or draught-proofing measures to maintain energy efficiency and protect building interiors.

CPV classifications

- 44221000 - Windows, doors and related items
- 50000000 - Repair and maintenance services

Same for all lots

Contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Particular suitability

Lot 1. Composite Doors

Lot 2. Composite Fire Doors

Lot 3. Timber Doors

Lot 4. Timber Fire Doors

Lot 5. Metallic Doors

Lot 6. Access control systems

Lot 7. Repairs and Maintenance

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

3 November 2025

Enquiry deadline

28 November 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

28 November 2025, 12:00pm

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 April 2026

Award criteria

Name	Type	Weighting
Price	Price	30%
Technical capability	Quality	25%
Factory/production inspection	Quality	20%
Regional capability	Quality	15%
Social Value	Quality	10%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Procedure

Procedure type

Competitive flexible procedure

Special regime

Concession

Competitive flexible procedure description

Selection Questions (SQ)

Tender Submission

Factory Assessments

Documents

Associated tender documents

<https://in-tendhost.co.uk/lhc/aspx/ProjectManage/102>

Documents to be provided after the tender notice

Companies who have expressed their interest in the project at the above link will receive notification once the tender documentation is published.

<https://in-tendhost.co.uk/lhc/aspx/ProjectManage/102>

Technical specifications to be met

<https://in-tendhost.co.uk/lhc/aspx/ProjectManage/102>

Contracting authority

LHC Procurement Group

- Public Procurement Organisation Number: PWTR-5763-BVJQ

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United Kingdom

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Website: <http://www.lhcprocure.org.uk>

Region: UKI74 - Harrow and Hillingdon

Organisation type: Public authority - sub-central government