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Planning

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

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

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

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Published 30 October 2025, 9:43am

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 LHCPG 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 nondomestic, 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.

Commercial tool

Establishes a framework

Total value (estimated)

- £25,000,000 excluding VAT
- £25,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 30 April 2030
- 4 years

Main procurement category

Works

Contract locations

- UKL - Wales

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
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors

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
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors

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
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors

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
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows

- 45421131 - Installation of doors

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

- 44221000 - Windows, doors and related items
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors

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
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors

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

- 44221200 - Doors
- 44221000 - Windows, doors and related items
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

This framework may be used by all UK public sector organisations procuring works or services within the scope of public buildings and infrastructure. Registered Social Landlords (RSLs), Tenant Management Organisations (TMOs), Arm's-Length Management Organisations (ALMOs), Local Authorities and their subsidiaries or joint ventures, Health Authorities, NHS Trusts, Police and Fire Services, Defence Organisations, Publicly Funded Schools, Colleges, Universities, and Registered Charities. Eligible organisations are those recognised as contracting authorities under the Procurement Act 2023 across England, Scotland, Wales, and Northern Ireland. The framework is managed by the LHC Procurement Group and may be accessed by regional business units including LHC, SPA, SWPA, WPA, NPA, and NIPA. A full list of eligible participants is available on the LHC Procurement Group website.

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

Submission type

Requests to participate

Deadline for requests to participate

28 November 2025, 12:00am

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 April 2026

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Procedure

Procedure type

Competitive flexible procedure

Documents

Documents to be provided after the tender notice

Via LHCPG's InTend eTendering portal: <https://in-tendhost.co.uk/lhc/asp/Home>

Contracting authority

LHC Procurement Group for the Welsh Procurement Alliance (WPA)

- Companies House: 14601330

Tredomen Park

Ystrad Mynach

CF82 7FQ

United Kingdom

Email: procurement@lhcprocure.org.uk

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

Region: UKL16 - Gwent Valleys

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

Devolved regulations that apply: Wales