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Tender

## **Fire doors (including communal doors, entrance doors, and associated products)**

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

F02: Contract notice

Notice identifier: 2025/S 000-070600

Procurement identifier (OCID): ocds-h6vhtk-05d6a8

Published 3 November 2025, 4:32pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

EH54 8AF

#### **Email**

[procurement@lhcprocure.org.uk](mailto:procurement@lhcprocure.org.uk)

#### **Telephone**

+44 1506894395

#### **Country**

United Kingdom

#### **NUTS code**

UKM - Scotland

**Internet address(es)**

Main address

<http://www.scottishprocurement.scot>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA16123](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Other activity

Public Sector Framework Provider

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

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

Reference number

FD9

#### **II.1.2) Main CPV code**

- 45421100 - Installation of doors and windows and related components

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

LHC Procurement Group are seeking suitable suppliers for the 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 as necessary to achieve a compliant, durable, and aesthetically suitable finish

#### **II.1.5) Estimated total value**

Value excluding VAT: £100,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

## **II.2) Description**

### **II.2.1) Title**

Composite Fire Doors

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 44221000 - Windows, doors and related items

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

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.

### **II.2.5) Award criteria**

Quality criterion - Name: Technical capability / Weighting: 25

Quality criterion - Name: Regional Capability / Weighting: 15

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Factory/production inspection / Weighting: 20

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 8

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

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

## **II.2) Description**

### **II.2.1) Title**

Composite Doors

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 44221000 - Windows, doors and related items

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

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.

### **II.2.5) Award criteria**

Quality criterion - Name: Technical capability / Weighting: 25

Quality criterion - Name: Regional capability / Weighting: 15

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Factory/production inspection / Weighting: 20

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 8

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

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

## **II.2) Description**

### **II.2.1) Title**

Timber Doors

Lot No

3

**II.2.2) Additional CPV code(s)**

- 44221000 - Windows, doors and related items

**II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

**II.2.4) Description of the procurement**

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.

**II.2.5) Award criteria**

Quality criterion - Name: Technical capability / Weighting: 25

Quality criterion - Name: Regional Capability / Weighting: 15

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Factory/production inspection / Weighting: 20

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 8

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

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

## **II.2) Description**

### **II.2.1) Title**

Timber Fire Doors

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 44221000 - Windows, doors and related items

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

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.

### **II.2.5) Award criteria**

Quality criterion - Name: Technical capability / Weighting: 25

Quality criterion - Name: Regional Capability / Weighting: 15

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Factory/production inspection / Weighting: 20

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 8

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

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

## **II.2) Description**

### **II.2.1) Title**

Metallic Doors

Lot No

5

**II.2.2) Additional CPV code(s)**

- 44221000 - Windows, doors and related items

**II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

**II.2.4) Description of the procurement**

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.

**II.2.5) Award criteria**

Quality criterion - Name: Technical capability / Weighting: 25

Quality criterion - Name: Regional Capability / Weighting: 15

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Factory/production inspection / Weighting: 20

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 8

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

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

## **II.2) Description**

### **II.2.1) Title**

Access Control Systems

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 44221000 - Windows, doors and related items

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

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.

### **II.2.5) Award criteria**

Quality criterion - Name: Technical capability / Weighting: 25

Quality criterion - Name: Regional Capability / Weighting: 15

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Factory/production inspection / Weighting: 20

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 8

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**II.2.13) Information about European Union Funds**

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

**II.2) Description**

**II.2.1) Title**

Repairs and Maintenance

Lot No

7

**II.2.2) Additional CPV code(s)**

- 44221000 - Windows, doors and related items

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

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.

### **II.2.5) Award criteria**

Quality criterion - Name: Technical capability / Weighting: 25

Quality criterion - Name: Regional Capability / Weighting: 15

Quality criterion - Name: Social Value / Weighting: 10

Quality criterion - Name: Factory/production inspection / Weighting: 20

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 8

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

#### **II.2.13) Information about European Union Funds**

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

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### **Section III. Legal, economic, financial and technical information**

#### **III.1) Conditions for participation**

##### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Please see associated tender documents available at the following link: <https://intendhost.co.uk/lhc/asp/ProjectManage/102>

##### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

##### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

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### **Section IV. Procedure**

#### **IV.1) Description**

##### **IV.1.1) Type of procedure**

Restricted procedure

**IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

**IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

**IV.2) Administrative information**

**IV.2.1) Previous publication concerning this procedure**

Notice number: [2025/S 000-069547](#)

**IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

28 November 2025

Local time

12:00pm

**IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

22 December 2025

**IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

**IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Tender must be valid until: 30 April 2026

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

HC Procurement Group Limited (LHCPG) is a not-for-profit Central Purchasing Body acting on behalf of contracting authorities across England, Wales and Scotland.

A list of contracting authorities eligible to use LHC frameworks is available via the following links: <https://www.northernprocurement.org.uk/who-we-work-with>

<https://lse.lhcprocure.org.uk/who-we-work-with>

<https://www.scottishprocurement.scot/who-we-work-with>

<https://www.swpa.org.uk/who-we-work-with>

<https://www.welshprocurement.cymru/who-we-work-with/>

Registration and Further Information To register interest in this framework and access tender documents, please visit: <https://in-tendhost.co.uk/lhc/asp/ProjectManage/0102>

Maximum percentage fee charged to suppliers

5%

Further information about fees

LHC Procurement Group is a not-for-profit framework provider that delivers compliant, value-driven public sector procurement solutions. The Group operates on a cost-recovery basis, with all surplus income reinvested into community benefit programmes, innovation, and public sector support initiatives across the UK.

Under this Framework, a levy (the “Framework Fee”) will be payable by Appointed Companies (suppliers) on the award of each call-off contract. The levy contributes to the operational costs of managing, administering, and developing the Framework and associated public benefit activities.

The levy will be a maximum of five percent (5%) of the estimated value of each call-off contract awarded under the Framework. The precise application of the levy and related

provisions are set out in the Invitation to Tender documents, Call-Off Documents, and the Framework Agreement.

No other access, management, or participation fees are charged by LHC Procurement Group.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at [https://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=814647](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=814647).

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason: The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Commencement Date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, and are awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

Community benefits are included in this requirement. For more information see: <https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

A summary of the expected community benefits has been provided as follows: LHC clients may include community benefit requirements within their call-off contracts under this framework. These may include, but are not limited to: Creating employment and training opportunities for priority groups. Supporting vocational training and workforce upskilling. Promoting equality, diversity, and inclusion initiatives. Creating sub-contracting opportunities for SMEs, the third sector, and supported businesses. Developing and strengthening supply chains. Building capacity within community organisations. Supporting education and social value initiatives. The Contractor shall ensure that all subcontracts or supplier arrangements established after the commencement of this framework are awarded following a fair, open, transparent, and competitive process proportionate to the value and nature of the opportunity.

(SC Ref:814647)

#### **VI.4) Procedures for review**

**VI.4.1) Review body**

Livingston Sheriff Court and Justice of the Peace Court

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Country

United Kingdom