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Tender

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

LHC Procurement Group

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

Notice identifier: 2025/S 000-070611

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

Published 3 November 2025, 4:58pm

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 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)

- £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)

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.

Lot value (estimated)

- £85,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44221000 - Windows, doors and related items
- 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 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.

Lot value (estimated)

- £85,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44221000 - Windows, doors and related items
- 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 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.

Lot value (estimated)

- £85,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44221000 - Windows, doors and related items
- 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 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.

Lot value (estimated)

- £85,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44221000 - Windows, doors and related items
- 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 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

Lot value (estimated)

- £85,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44221000 - Windows, doors and related items
- 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.

Lot value (estimated)

- £85,000,000 including VAT

Framework lot values may be shared with other lots

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.

Lot value (estimated)

- £85,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

5%

Further information about fees

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.

Framework operation description

The framework will operate as a multi-supplier agreement, enabling public sector clients to procure from pre-approved contractors. Prices are established at framework tender stage and represent the maximum framework rates. Contracting authorities may seek improved rates through mini-competitions or apply direct award where best value can be demonstrated in line with the framework rules. All call-off contracts will be entered into under the FAC-1 Framework Alliance Contract, which governs collaboration, performance management, and value delivery.

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.

Contracting authority location restrictions

- 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)

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

Enquiry deadline

21 November 2025, 12:00pm

Submission type

Requests to participate

Deadline for requests to participate

28 November 2025, 12:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

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

Minimum 8 suppliers per lot

Selection criteria:

Assessment of the Qualification Criteria
Financial Stability Assessment
Insurance Requirements
Accreditations and Certifications per lot

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)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Selection Questions (SQ)

Tender Submission

Factory Assessments

Documents

Documents to be provided after the tender notice

Tender documents will be published via LHC PG's eTendering portal: <https://intendhost.co.uk/lhc/aspx/ProjectManage/102>

Contracting authority

LHC Procurement Group

- Public Procurement Organisation Number: PWTR-5763-BVJQ

2 Vine Street

Uxbridge

UB8 1QE

United Kingdom

Email: procurement@lhcprocure.org.uk

Region: UKI74 - Harrow and Hillingdon

Organisation type: Public authority - sub-central government