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Award

Housing Solutions - Supply and installation of Fire Doors

Housing Solutions

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-084646

Procurement identifier (OCID): ocds-h6vhtk-05194f ([view related notices](#))

Published 18 December 2025, 6:11pm

Scope

Reference

FD2025

Description

Scope and Delivery of Work:

Mixed procurement (Goods/Works) focused on the supply and installation of fire door sets across our estate over a 3-4yr period. The successful tenderer will be expected to supply and install approximately 250 fire doors per annum inline with the Specification provided. We expect them to engage a Resident Liaison Officer (RLO) and liaise directly with the

residents regarding, surveys, installation dates, general updates, correspondents, access arrangements and any issues that arise before, during and after the works.

Programme scale and duration:

We intend appointing for an initial contract period of 3 years with the option to extend for a further 12 months. We operate a two year budget but estimate our 2026-27 - 2028-29

budget will be up to £1.8m for fire door replacements and we expect to maintain similar budgets in future years. Therefore we estimate the max term spend to be up to £2.5m.

Geographical distribution:

Housing Solutions was originally formed from transferred Local Authority homes in Maidenhead. These still form the majority of our homes (at least 70%), although there are post-1995 developments in Reading, High Wycombe, Slough, Bracknell, Farnborough, Wokingham, and other locations in Berkshire and Buckinghamshire.

CDM:

We will appoint the Quoin Consultancy as Principal Designer, successful bidder will be appointed Principal Contractor. We expect them to prepare the key documents and Quoin will check them against the regulations.

Pricing:

All relevant pricing is to be submitted via the Pricing Matrix as all-inclusive (meaning they must include all aspects required to supply and install full fire door sets). To ensure a fair and like-for-like comparison; Tender prices are to be offered and agreed on the basis that pricing will be fixed for the first 2 years of the contract.

Contract 1. Supply and installation of Fire Doors

Supplier

- Gunfire Ltd

Contract value

- £2,500,000 excluding VAT

- £3,000,000 including VAT

Above the relevant threshold

Award decision date

18 December 2025

Date assessment summaries were sent to tenderers

18 December 2025

Standstill period

- End: 31 December 2025
- 8 working days

Earliest date the contract will be signed

12 January 2026

Contract dates (estimated)

- 19 January 2026 to 18 January 2029
- Possible extension to 18 January 2030
- 4 years

Description of possible extension:

Initial term of contract is for 3 years, with option to extend for a further 12 month period.

Main procurement category

Goods

Options

The right to additional purchases while the contract is valid.

All fire door replacement works should fall within the scope of this contract and no longer be carried out under other contracts in an ad hoc way. Additionally, Housing Solutions would also require any appointed contractor to manage responsive replacement requests as part of the Association's general responsive repairs obligations as and when required – so more doors could fall within scope of this contract over the term.

CPV classifications

- 44221220 - Fire doors
- 45421131 - Installation of doors
- 45343000 - Fire-prevention installation works

Contract locations

- UKJ - South East (England)

Information about tenders

- 20 tenders received
- 14 tenders assessed in the final stage:

- 10 submitted by small and medium-sized enterprises (SME)
- 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 13 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Open procedure

Supplier

Gunfire Ltd

- Public Procurement Organisation Number: PXTT-6257-RZCQ

409-411 Croydon Road

Beckenham

BR3 3PP

United Kingdom

Email: bid-team@gunfirefp.co.uk

Region: UKI61 - Bromley

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Connected people/organisations:

Organisation name Techcrete Limited

Registered legal form 6th November 1986 Limited Company

Law registered Companies Act 2006

Companies House number 02071631

Type Organisation

Category Registered company

Registered address 409-411, Croydon Road, Beckenham, BR3 3PP, UK

Postal address 409-411, Croydon Road, Beckenham, BR3 3PP, UK

Registration date 06 April 2019

Control conditions Owns shares, Has voting rights, Can appoint or
remove directors

Contract 1. Supply and installation of Fire Doors

Contracting authority

Housing Solutions

- Public Procurement Organisation Number: PGDY-4627-RBZL

Crown House, Crown Square

Berkshire

SL6 8BY

United Kingdom

Email: procurement@housingsolutions.co.uk

Website: <https://www.housingsolutions.co.uk/>

Region: UKJ11 - Berkshire

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