

DOORSETS, FIRE DOORS AND COMMUNAL ENTRANCE DOORS

7TH JUNE 2021 - 6TH JUNE 2025



ABOUT THIS FRAMEWORK

This LHC framework was developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the supply and installation of communal entrance and exit doors, entrance doors and associated products.

These products can be utilised for multi occupancy residential buildings (low/medium/high rise) and public buildings such as educational establishments, local government buildings, police/fire authority buildings.

The tender was carried out in strict accordance with the EU Procurement Directive and UK public sector procurement rules.

Places on the framework were awarded to 20 different suppliers in six workstreams and across three regional lots.

The term of the framework is from **7th June 2021 - 6th June 2025**. However, individual call-off projects can be completed beyond the four-year duration of the framework as long as a contract is in place prior to the framework expiry date.

The Products offered through this framework include the following:

- > Enhanced security entrance doorsets manufactured in composite or timber material meeting the requirements of PAS 24 and / or Secured by Design third party certification for the doorset.
- > Fire resisting doorsets and door assemblies manufactured in composite or timber material meeting FD30 and FD60 ratings with third party certification for the doorset.
 - > Entrance doorsets to dwellings and other buildings providing access to and from the outside (normally referred to as “external doorsets”) with third party certifications as necessary
 - > Entrance doorsets to dwellings and other areas providing access to and from an internal access floor space, such as protected corridors with third party certifications as necessary
 - > Associated products such as fanlights and side screens with third party certifications as necessary
 - > Doorsets providing security and access to service facilities such as meter cupboard and storage areas, bin stores, cycle stores etc. with third party certifications as necessary
- > Communal entrance and exit doors primarily of metallic construction
- > Access control equipment

Internal doorsets such as those used to provide access to and from habitable rooms within a property do not fall within the scope of this arrangement.

The provision for PVC-U products does not fall under the scope of this Framework Agreement.



LHC procures frameworks, in accordance with The Public Contracts Regulations 2015, which can be used by local authorities, social landlords and other public sector bodies to procure works, products and services for the construction, refurbishment and maintenance of social housing, schools and public buildings.

Established in 1966, LHC are acknowledged as one of the most experienced and respected providers of procurement frameworks in the construction sector.

LHC

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WORKSTREAM OPTIONS

Workstream 1 - Composite Doors

Covers the supply and installation of composite doors of mixed material construction such as timber core, GRP or reinforced galvanised steel with associated frames. The doorsets are certified to Secured By Design and/or PAS 24.

Workstream 2 - Composite Fire Doors

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, providing enhanced security to PAS 24.



Workstream 3 - Timber Doors

Covers the supply and installation of all doorsets products in solid wood, hardwood and engineered wood with associated frames providing enhanced security to PAS 24.

Workstream 4 - Timber Fire Doors

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 generally providing enhanced security to PAS 24.

Workstream 5 - Communal Entrance and Exit Doors

Covers the supply and installation of steel and aluminium products supplied and fitted as main entrance and exit ways to communal properties. Doorsets are certified to Secured by Design and/or PAS 24 or LPS 1175 as appropriate. In addition, alternative timber door options (e.g. for listed buildings etc) can be sourced through this workstream but for the purpose of the tender are not priced in the schedule.

Workstream 6 - Access Controls Installations

Covers the supply and installation of remote door access control systems and installations in connection with communal entrance and exit door installations. Access systems must be duplex voice only or voice and one-way video. This workstream includes the scope for the supplier to offer a post installation maintenance service following the defects period where this is available. However, for the purpose of this tender this is not a priced item within the schedule and would be subject to direct agreement with the client as part of the project.

ENTRANCE DOORSET RANGE AND COMPLIANCE

This table shows the different systems available for each appointed company.



Anglian Building Products

Door leaf construction	Composite	Composite	Composite	Composite	Composite	Composite	Composite
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	--	--	Yes	Yes	--	--
FD60	--	--	--	--	--	--	--
Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	--	--	--	--	--	--
FD60	--	--	--	--	--	--	--

CLC Contractors

Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	--	--	--	--	--	--	--
FD60	--	--	--	--	--	--	--



ENTRANCE DOORSET RANGE AND COMPLIANCE



Graham Holmes Astraseal

Door leaf construction	Composite	Composite	Composite	Composite	Composite	Composite	Composite
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	--	Yes	--	--	--	--
FD60	--	--	--	--	--	--	--

Gunfire

Door leaf construction	Composite	Composite	Composite	Composite	Composite	Composite	Composite
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	Yes	Yes, no lattice detail	Yes	--	Yes, smaller rectangular glaze	--
FD60	--	--	--	--	--	--	--
Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes, no lattice detail	Yes	Yes	Yes, smaller panel	Yes
FD30	--	--	--	--	--	--	--
FD60	--	--	--	--	--	--	--

Harmony Fire

Door leaf construction	Composite	Composite	Composite	Composite	Composite	Composite	Composite
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	--	--	--	--	--	Yes	--
FD60	--	--	--	--	--	--	--
Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	--	--	--	--	Yes	--	--
FD60	--	--	--	--	Yes	--	--



Horbury Group

Door leaf construction	Composite	Composite	Composite	Composite	Composite	Composite	Composite
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	--	--	Yes	Yes	--	--
FD60	--	--	--	--	--	--	--
Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	--	--	--	--	Yes	--	--
FD60	--	--	--	--	--	--	--

Ian Williams

Door leaf construction	Composite	--	--	Composite	Composite	--	--
Secured by Design (Security only)	--	--	--	--	--	--	--
FD30	Yes	--	--	Yes	Yes	--	--
FD60	--	--	--	--	--	--	--
Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	--	--	--	--	--	--
FD60	--	--	--	--	--	--	--

Nationwide Windows

Door leaf construction	Composite	Composite	Composite	Composite	Composite	Composite	Composite
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	Yes	Yes, no lattice detail	Yes	--	--	--
FD60	--	--	--	--	--	--	--



ENTRANCE DOORSET RANGE AND COMPLIANCE



Russell Timber Technology

Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	--	--	Yes, non lattice / glaze size	--	--	Yes	--
FD60	--	--	--	--	--	--	--

SER Contractor

Door leaf construction	Composite	Composite	Composite	Composite	Composite	Composite	Composite
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	--	--	--	--	--	--
FD60	--	--	--	--	--	--	--
Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	--	--	--	--	--	--	--
FD60	--	--	--	--	--	--	--

Shellen Security

Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	--	--	Yes No lattice detail	--	--	--	--
FD60	--	--	--	--	--	--	--



Solar Windows

Door leaf construction	Composite	Composite	Composite	Composite	Composite	Composite	Composite
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	--	Yes	--	Yes	--	--
FD60	--	--	--	--	--	--	--

Door leaf construction	Timber	Timber	Timber	Timber	Timber	Timber	Timber
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	--	Yes	Yes	Yes, angular moon	Yes	Yes	Yes, offset glaze
FD60	--	--	--	--	--	--	--

Permadoor

Door leaf construction	Composite	Composite	Composite	Composite	Composite	Composite	Composite
Secured by Design (Security only)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
FD30	Yes	Yes	Yes No lattice detail	Yes	--	Yes, smaller rectangular glaze	--
FD60	--	--	--	--	--	--	--

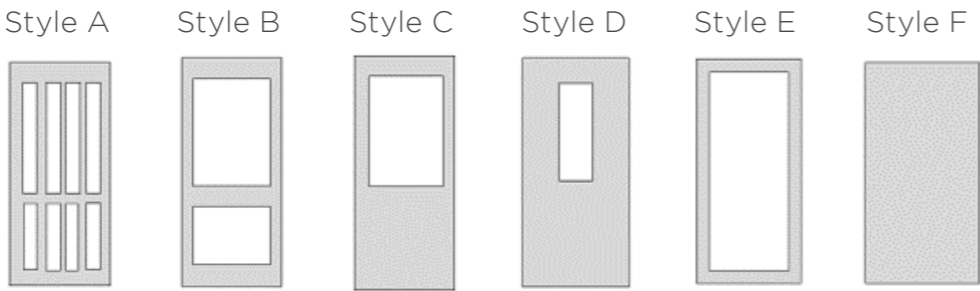
Ventro

Door leaf construction	Composite	--	--	Composite	Composite	--	--
Secured by Design (Security only)	--	--	--	--	--	--	--
FD30	Yes	--	--	Yes	Yes	--	--
FD60	--	--	--	--	--	--	--
Door leaf construction	Timber	--	--	--	--	--	--
Secured by Design (Security only)	--	--	--	--	--	--	--
FD30	Yes	--	--	--	--	--	--
FD60	--	--	--	--	--	--	--



COMMUNAL ENTRANCE DOORSET OPTIONS AND COMPLIANCE

This table shows the different systems available for each appointed company.



F Bamford Engineering						
Door leaf construction	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes
Harmony Fire						
Door leaf construction	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes
Martec						
Door leaf construction	Steel	Steel	Steel	Steel	Steel	Steel
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes
NEOS Protect						
Door leaf construction	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium	Aluminium
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes
SER Contractor						
Door leaf construction	Steel	Steel	Steel	Steel	Steel	Steel
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes
Warrior Doors						
Door leaf construction	Steel	Steel	Steel	Steel	Steel	Steel
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes



ACCESS CONTROLS INSTALLATIONS

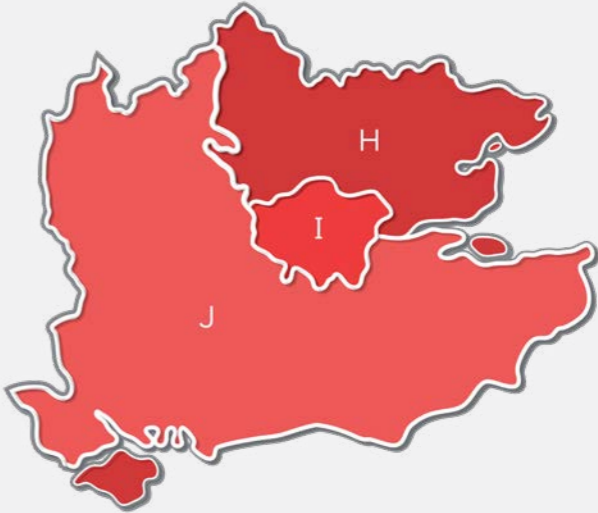


Appointed Company	Audio Access	Video Access
Baydale Control Systems	Yes	Yes
F Bamford Engineering	Yes	Yes
Harmony Fire	Yes	Yes



Regional Areas:

- I - London
- J - South East England
- H - East of England



ENTRANCE DOORSET FIRE COMPLIANCES

Fire resistance can be proven through destructive fire testing and by assessment.

Testing

Fire resistance of doors should be provided by the full-scale fire test of a completed doorset including all hardware and frame components. The door type must be subject to a test on both faces of the door.

All fire tests shall be carried out to the relevant BS or EN standard by a laboratory that is accredited to carry out the tests by UKAS.

Field of Application

Some manufacturers will then take this report to an independent fire consultant who will carry out a field of applications reports to enable various options of the doors tested to be covered by the report.

The certification body will review the range and styles of doors that a company wants to have approved and develop an appropriated test plan. The testing will then be carried out by either the certification body or another accredited (UKAS) test lab.

The certification body will review all the test information and complete a field of application review along with a factory audit of the manufacturers facilities to ensure that they products are manufactured under controlled conditions and to the specification of the test samples.

Only once the certification body has the testing and factory inspection information will they issue certification to the company. It should be noted that alongside the certificate a Schedule or Scope is provided, this lists the specific types of doors that are approved under the certificate.



The third-party certification is maintained through regular factory audits carried out by the certifications body and a requirement on the manufacturers to inform the certification body of any proposed changes to the products. The certification body will then decide what testing is required and review and update the certification as required .

In a report by the MHCLG, the Government made it clear that assessments **should not be used to justify** the performance of Glass Reinforced Plastic (GRP) composite material fire doors – standards clearly say that tests should be carried out.

LHC has enhanced this advice to ensure that for safety only tested and certified doorsets are available in both the Composite and Timber Fire door ranges.

Suppliers may increase their available ranges during the lifetime of this framework via submission of test evidence and may have other styles currently available that have not yet been assessed.

If you request a specific door style that is not yet approved on this framework, such approval can be given providing the associated test report is submitted for the product.

APPOINTED COMPANIES ACROSS WORKSTREAMS

Workstreams	London - I	South East England - J	East of England - H
Workstream 1 - Composite Doors	Anglian Building Products	Anglian Building Products	Anglian Building Products
	Graham Holmes Astraseal	Graham Holmes Astraseal	Graham Holmes Astraseal
	Gunfire	Gunfire	Gunfire
	Nationwide Windows (UK)	Nationwide Windows (UK)	Nationwide Windows (UK)
	Permadoor	Permadoor	Permadoor
	SER Contractor	SER Contractor	SER Contractor
	Solar Windows	Solar Windows	Solar Windows
Workstream 2 - Composite Fire Doors	Anglian Building Products	Anglian Building Products	Anglian Building Products
	Graham Holmes Astraseal	Graham Holmes Astraseal	Graham Holmes Astraseal
	Gunfire	Gunfire	Gunfire
	Ian Williams	Ian Williams	Nationwide Windows (UK)
	Nationwide Windows (UK)	Nationwide Windows (UK)	Permadoor
	SER Contractor	SER Contractor	SER Contractor
	Ventro	Ventro	Ventro
Workstream 3 - Timber Doors	Anglian Building Products	Anglian Building Products	Anglian Building Products
	CLC Contractors	CLC Contractors	CLC Contractors
	Horbury Group	Horbury Group	Gunfire
	Ian Williams	Ian Williams	Horbury Group
	SER Contractor	SER Contractor	SER Contractor
	Shellen Construction	Shellen Construction	Shellen Construction
	Solar Windows	Solar Windows	Solar Windows
Workstream 4 - Timber Fire Doors	Anglian Building Products	Anglian Building Products	Anglian Building Products
	Horbury Group	Harmony Fire	Harmony Fire
	Ian Williams	Horbury Group	Horbury Group
	Shellen Construction	Ian Williams	Russell Timber Technology
	Solar Windows	Shellen Construction	Shellen Construction
	Ventro	Solar Windows	Solar Windows
	--	Ventro	Ventro
Workstream 5 - Communal Entrance and Exit Doors	F Bamford Eng	F Bamford Eng	F Bamford Eng
	Harmony Fire	Harmony Fire	Harmony Fire
	Martec Engineering	NEOS Protect	NEOS Protect
	NEOS Protect	SER Contractor	SER Contractor
	SER Contractor	Warrior Doors	Warrior Doors
	Warrior Doors	----	----
Workstream 6 - Access Controls Installations	Baydale Control Systems	Baydale Control Systems	Baydale Control Systems
	F Bamford Eng	F Bamford Eng	F Bamford Eng
	Harmony Fire	Harmony Fire	Harmony Fire
	Martec Engineering	----	----

EVALUATION CRITERIA

A single stage open tender process was used. The following qualification criteria were used to assess the suitability of applicants:

Financial Due Diligence

Applicants were assessed on their turnover and checked via Credit Safe. The results of this check were assessed on a pass/fail basis.

Accreditations and Certifications

Applicants must provide evidence they have in place the relevant **health and safety, environmental, equality and quality systems** listed below to be considered eligible for the Framework.

Health and Safety

The Applicant must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

Environmental Management

UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate.

Compliance with Equality Act 2010

Applicants will be required to evidence through a number of confirmatory statements they are compliant with the Equality Act 2010 and have robust measures in place to promote equality and diversity within their organisation.

Quality Management

UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

EVALUATION CRITERIA

Minimum Insurance Cover

> Employers (Compulsory) Liability Insurance	£5,000,000
> Public Liability Insurance	£5,000,000
> Professional Indemnity Insurance	£1,000,000
> Product Liability Insurance	£2,000,000



Product Guarantees, Warranties and Maintenance Requirements

Applicants will be required to confirm they will offer the relevant warranties and guarantees for the products and confirm their installers have the necessary qualifications for fitting the products supplied.

AWARD WEIGHTING CRITERIA

Quality 70%

Technical Capability Questions Bidder's technical capability questions, split between technical ability, management, support and accreditations/quality management	40%
Regional Capability Split between supporting and meeting local regional needs and contributions to delivering local social value in accordance with LHC's 'Lifetime Values'	20%
Factory visit assessment	10%

Price 30%

Profit, Overhead & Preliminaries	10%
Scenario Pricing and Regional uplift	20%



LHC Lifetime Values

In addition to providing our clients with competitively tendered Framework Agreements for building works, goods, and services LHC is committed to delivering tangible social value and community benefits that meet local and regional needs. LHC work with our clients and appointed companies to ensure that wherever possible projects delivered using our Frameworks leave a social legacy.

LHC has aligned its activities to create the LHC Lifetime Values, which uses the four key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by Government to progress innovation in the construction sector.

During the life of the Framework LHC will work with clients and appointed companies to promote, identify, implement, and monitor the impact of these value categories, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local/regional needs.



AWARD OPTIONS

The Framework allows clients the option of:

Direct award without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

Mini-competition, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the Client.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

Eligibility

LHC is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 200 publicly funded organisations throughout England use LHC frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

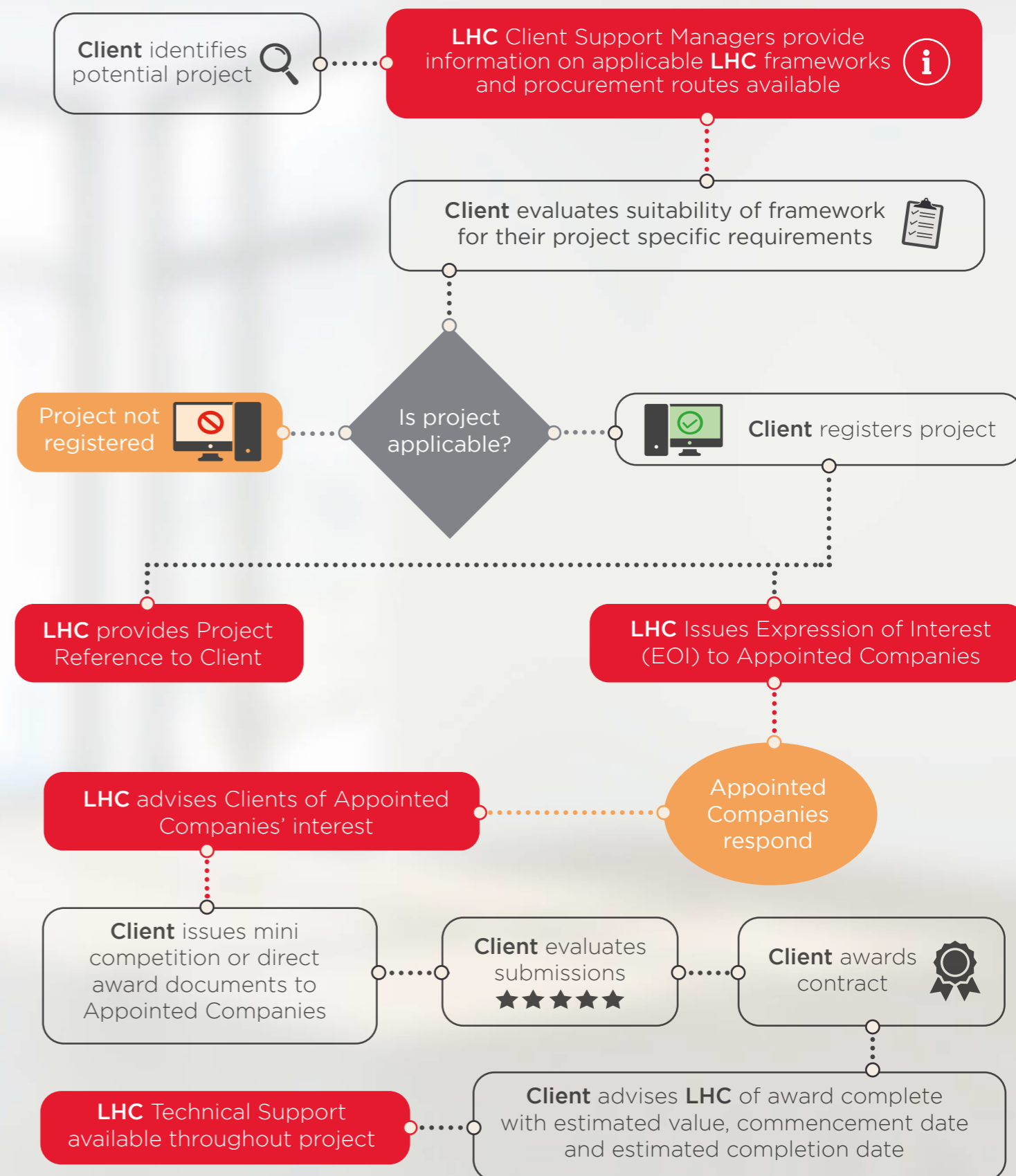
- > Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- > Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
- > Health Authorities, Councils, Boards and Trusts
- > Publicly Funded Schools
- > Universities and Further Education Establishments
- > Colleges
- > Police Forces
- > Fire and Rescue services
- > Registered Charities

Details of those contracting authorities identified are listed at: lse.lhcprocure.org.uk/who-we-work-with/


General Terms and Conditions

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing office@acarchitects.co.uk and quoting discount code reference: LHCFAC2516102017.

THE PROCESS OF USING OUR FRAMEWORK





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