

DOORSETS, FIRE DOORS AND COMMUNAL ENTRANCE DOORS

7TH JUNE 2021 - 30TH APRIL 2026

C8 FRAMEWORK GUIDE



ABOUT THIS FRAMEWORK

This SPA framework was developed to provide a robust, efficient, and competitive procurement route for local authorities, social landlords and other public sector bodies. The framework focuses on the supply and installation of communal doors, flat entrance doors and associated products such as door entry systems. A variety of materials are available including composite, timber, steel, and aluminium. Fire rated doors are available dependent on material and style. All fire rated doors accepted onto this framework require full bi-directional testing certification.

These products can be utilised for multi occupancy residential buildings, public buildings such as educational establishments, local government buildings and blue light services buildings. This list is not exhaustive.

The tender was carried out in strict accordance with the EU Procurement Directive (OJEU), Scottish and UK public sector procurement rules. Places on the framework were awarded to 14 different suppliers in six workstreams across five regional lots.

The term of the framework is from **7th June 2021 - 30th April 2026**. Individual call-off projects can be completed beyond the four-year duration of the framework should a contract be in place prior to the framework expiry date.

SPA provides legally compliant frameworks and a Dynamic Purchasing System, which can be used by any organisation that is fully publicly or partially publicly funded to procure any works, products or services for consultancy, construction, refurbishment and maintenance projects.

SPA have over 100 Partners in Scotland that are made up of Local Authorities, social landlords and other public sector bodies.

All SPA frameworks have been established in strict compliance with the Scottish public sector rules for use by public sector organisations in Scotland.

Scottish Procurement Alliance (SPA)

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ABOUT THIS FRAMEWORK

The Products offered through this framework include the following:

- > Enhanced security entrance doorsets 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.
- > External doorsets to dwellings and other buildings providing access to and from the outside 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 and other areas with third party certifications as necessary
- > Access control equipment

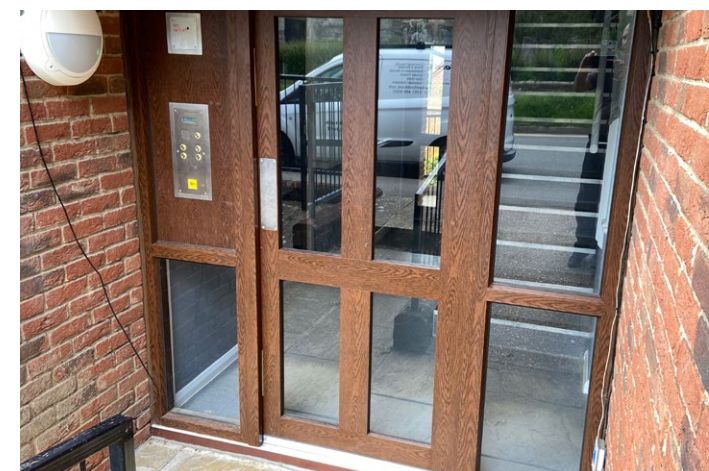


Workstream 1 - Composite Doors

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 should be 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 should be certified to Secured by Design and/or PAS 24 or PPS1175 as appropriate. This workstream also offers an optional service that allows Appointed Companies to provide communal timber products with varying security requirements dependent on specification.

Workstream 6 - Access Controls

Covers the supply and installation of remote door access control systems in connection with communal entrance and exit door installations. This workstream includes the scope for the supplier to offer a post installation maintenance service following the defects period where this is available.

ENTRANCE DOORSET RANGE AND COMPLIANCE

These tables show the different systems available for each appointed company.

Additional products and styles are available to choose from for non-fire rated doors. The list below indicates the styles and materials available for each manufacturer at the time of tender.

Appointed Companies can offer additional fire-rated doors throughout the life of the framework. All product documentation including bi-directional testing must be fully examined and approved by SPA/LHC before this can be offered to the market



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	--	--	--	--	--	--	--

CCG (Scotland)

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	--	--



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	--	--

Martec Engineering

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



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	--	--	--	--	--	--	--

Sidey Solutions

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, Non lattice	--	Yes	Yes, slim central panel	--
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, centre glaze	--
FD60	--	--	--	--	--	Yes	--



Sovereign 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	--
FD60	--	--	--	--	--	--	--

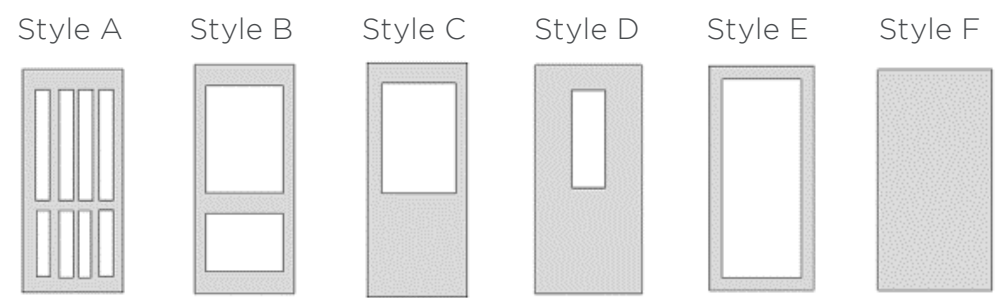
Ventro

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
HBS Fabrication NW						
Door leaf construction	Steel	Steel	Steel	Steel	Steel	Steel
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
Sidey Solutions						
Door leaf construction	Steel	Steel	Steel	Steel	Steel	Steel
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes



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

ENTRANCE DOORSET FIRE COMPLIANCES

Testing

All fire resistance is evidenced by the full-scale fire test of a completed doorset including all hardware and frame components. Any fire rated door on this framework must be evidenced by bi-directional testing.

All fire tests carried out are to the relevant BS or EN standard by a laboratory that is accredited to carry out the tests by UKAS. A report will be produced by these laboratories to confirm the doors meet the standards they are being tested on.

Field of Application

In certain situations, it is necessary to produce a Field of Application (FOA) Report for a product. Some manufacturers will then take this report to an independent fire consultant who will carry out the work on their behalf.

By bringing together numerous fire-resistant test reports into a single practical document that outlines the variations and permitted parameters, the Appointed Company can demonstrate the range of situations in which the product's fire performance criteria remains valid. 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 UK 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.

SPA has enhanced this advice to ensure safety tested and certified doorsets, are both available for 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

	North Eastern Scotland M5	Highlands & Islands M6
Workstream 1 - Composite Doors	Anglian Building Products	Harmony Fire
	CMS Enviro Systems	Permadoor
	Harmony Fire	Sidey Solutions
	Permadoor	----
	Sidey Solutions	----
	----	----
Workstream 2 - Composite Fire Doors	Anglian Building Products	Harmony Fire
	Harmony Fire	Permadoor
	Martec Engineering	Sidey Solutions
	Permadoor	Ventro
	Sidey Solutions	----
	Ventro	----
Workstream 3 - Timber Doors	Anglian Building Products	Harmony Fire
	CCG (Scotland)	Sidey Solutions
	Harmony Fire	----
	Sidey Solutions	----
	----	----
Workstream 4 - Timber Fire Doors	Anglian Building Products	Harmony Fire
	CCG (Scotland)	Sidey Solutions
	Harmony Fire	Ventro
	Sidey Solutions	----
	Ventro	----
Workstream 5 - Communal Entrance and Exit Doors	F Bamford Eng	F Bamford Eng
	Harmony Fire	Harmony Fire
	HBS Fabrication NW	NEOS Protect
	Martec Engineering	Sidey Solutions
	NEOS Protect	----
	Sidey Solutions	----
Workstream 6 - Access Controls Installations	Baydale Control Systems	Baydale Control Systems
	F Bamford Eng	F Bamford Eng
	Harmony Fire	Harmony Fire
	Martec Engineering	Sidey Solutions
	Sidey Solutions	----

Eastern Scotland M7	West Central Scotland M8	Southern Scotland M9
Anglian Building Products	Anglian Building Products	Anglian Building Products
CMS Enviro Systems	CMS Enviro Systems	CMS Enviro Systems
Harmony Fire	Harmony Fire	Harmony Fire
Permadoor	Permadoor	Permadoor
Sidey Solutions	Sidey Solutions	Sidey Solutions
Sovereign Group	Sovereign Group	Sovereign Group
Anglian Building Products	Anglian Building Products	Anglian Building Products
Harmony Fire	Harmony Fire	Harmony Fire
Martec Engineering	Martec Engineering	Martec Engineering
Permadoor	Permadoor	Permadoor
Sidey Solutions	Sidey Solutions	Sidey Solutions
Sovereign Group	Sovereign Group	Sovereign Group
Ventro	Ventro	Ventro
Anglian Building Products	Anglian Building Products	Anglian Building Products
CCG (Scotland)	CCG (Scotland)	CCG (Scotland)
Harmony Fire	Harmony Fire	Harmony Fire
Sidey Solutions	Russell Timber Technology	Sidey Solutions
----	Sidey Solutions	----
Anglian Building Products	Anglian Building Products	Anglian Building Products
CCG (Scotland)	CCG (Scotland)	CCG (Scotland)
Harmony Fire	Harmony Fire	Harmony Fire
Sidey Solutions	Russell Timber Technology	Sidey Solutions
Ventro	Sidey Solutions	Ventro
----	Ventro	----
F Bamford Eng	F Bamford Eng	F Bamford Eng
Harmony Fire	Harmony Fire	Harmony Fire
HBS Fabrication NW	HBS Fabrication NW	HBS Fabrication NW
Martec Engineering	Martec Engineering	Martec Engineering
NEOS Protect	NEOS Protect	NEOS Protect
Sidey Solutions	Sidey Solutions	Sidey Solutions
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	Martec Engineering	Martec Engineering
Sidey Solutions	Sidey Solutions	Sidey Solutions

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).

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%



Project Lifetime Values

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

SPA 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 SPA will work with partners 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.



CALL OFF AWARD OPTIONS

The Framework allows partners 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 partner.

When calling off projects, partners can use any one of a range of standard forms of building contract including JCT/SBCC, NEC3/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

Eligibility

SPA is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 100 publicly funded organisations throughout Scotland use SPA frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

- > Scottish Registered Social Landlords (RSL's)
- > Registered Tenants Organisations (RTOs)
- > Local Authorities
- > Subsidiaries, Joint-Venture Companies and Arm's Length Management Organisations (ALMOs)
- > NHS Scotland Boards
- > Universities and Further Education Establishments
- > Police Scotland
- > Scottish Fire and Rescue Service
- > Registered Charities

Details of those contracting authorities identified are listed at www.scottishprocurement.scot/who-we-work-with/

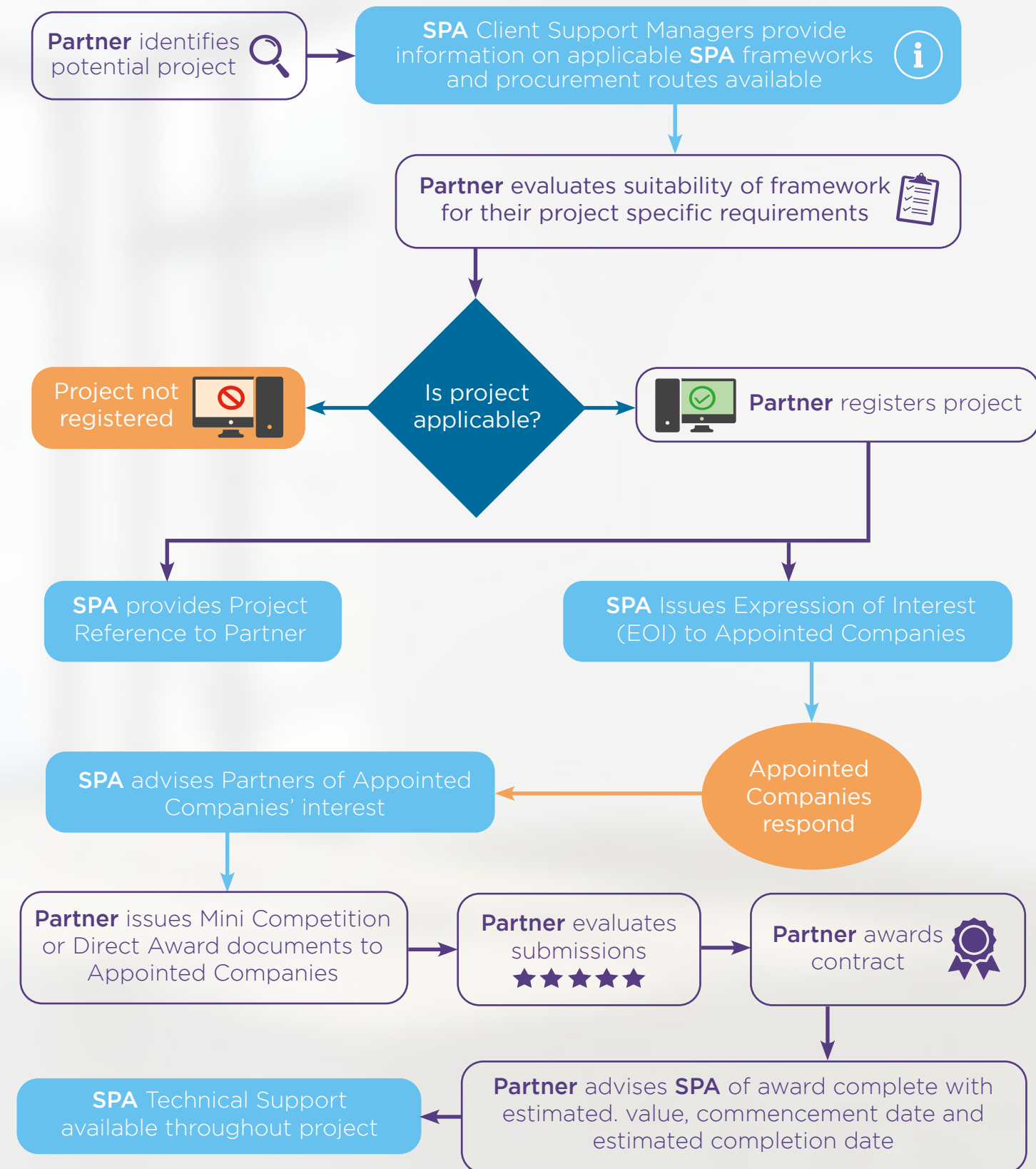
Accessing the Framework

Companies appointed to SPA frameworks are required to pay a small percentage ('the levy' of the total value of every invoice submitted to partners and to submit quotations to partners that are inclusive of the levy. As a not-for-profit organisation, SPA returns surplus levy income to our partners to support social value initiatives in the local communities they serve.

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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