



# FRAMEWORK AGREEMENT GUIDE

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Communal Entrance Doorsets  
and Associated Products (CED1)



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**Trusted procurement for  
better buildings and homes**

**LHC.GOV.UK**



## Why work with LHC?

These are the key reasons to work with LHC whether you're a public sector organisation looking for procurement solutions or a supplier with products or services to provide.

### Knowledge and experience of procurement

Our organisation began half a century ago and over five decades we've developed and shaped our service to meet the evolving needs of our clients.

### Recognised technical expertise

Our technical expertise is built on continuous research by our team of technical specialists who consult with clients on the outcomes they need and suppliers on the range of available solutions.

### Commitment to better buildings and homes

Our ultimate goal is helping our clients deliver better environments for the communities they serve, a goal we support through our frameworks, that address every aspect of quality, and our selection of the most appropriate suppliers.

### Fast and efficient procurement

Once LHC appointed companies are established for a framework, the process of calling off projects and commissioning work is very efficient. Terms and rates have been agreed and even when a mini competition is required, the majority of contractual arrangements have already been finalised. Project work can start quickly.

### Financial gains

Working with LHC frameworks gives suppliers access to construction, refurbishment and maintenance projects of over £250m each financial year. Clients who spend more than £200,000 on two or more frameworks in a year will benefit from a share in the LHC operating surplus we return to members. During the last five years, we have given back a total of £8m to our members.

[WWW.LHC.GOV.UK/MEMBERSHIP](http://WWW.LHC.GOV.UK/MEMBERSHIP)

## About this framework agreement

This LHC Framework Agreement for Communal Entrance Doorsets and Associated Products has been developed in conjunction with Secured by Design. This framework is available to all Local Authorities, Housing Associations and other public sector bodies funded by public finance throughout the UK and forms one of the LHC windows and doors portfolio.

Fully OJEU compliant, this free to use framework has been developed for use in residential applications and other types of public sector buildings throughout England, Scotland and Wales.

This framework offers specialist design, manufacture, supply and installation of communal entrance door systems from specialist manufacturers with a choice of doorset materials, depending on individual requirements including:

- Aluminium
- Mild steel
- Stainless steel
- Screens and fanlights in materials as above
- Fire resistant door assemblies
- Door/access control systems
- All products are to enhanced security standards PAS 24, STS 202 Burglary Rating 2 or LPS 1175 Security Rating 2
- All doorsets manufactured under this framework are CE Marked as required in law under the European Construction Products Regulations (CPR).
- Impaired mobility solutions
- Cyclical service/maintenance package associated to installation
- Emergency repair/maintenance of associated installation

**This framework agreement has been established in strict compliance with UK Public Sector procurement rules for use by public sector bodies in the UK as detailed in the LHC buyer profile ([www.lhc.gov.uk/buyerprofile](http://www.lhc.gov.uk/buyerprofile)) and as specified in the Contract Notice:**

- 22017/S 018 029374 - England (including London)
- 2017/S 018 029375 - Wales
- 2017/S 022-036981 - Scotland

These were published in the OJEU under an Open Procedure in January 2017 with successful tenderers appointed in May 2017.

## About the tender

The tender process for this framework followed LHC’s Open Procedure which eliminates the separate Pre-Qualification Questionnaire stage. Suppliers were given free and open access to the tender and offer documentation via the LHC eTendering portal and answered Suitability Assessment Questions based on principles of the European Single Procurement Document (ESPD) and PAS 91.

### Selection criteria

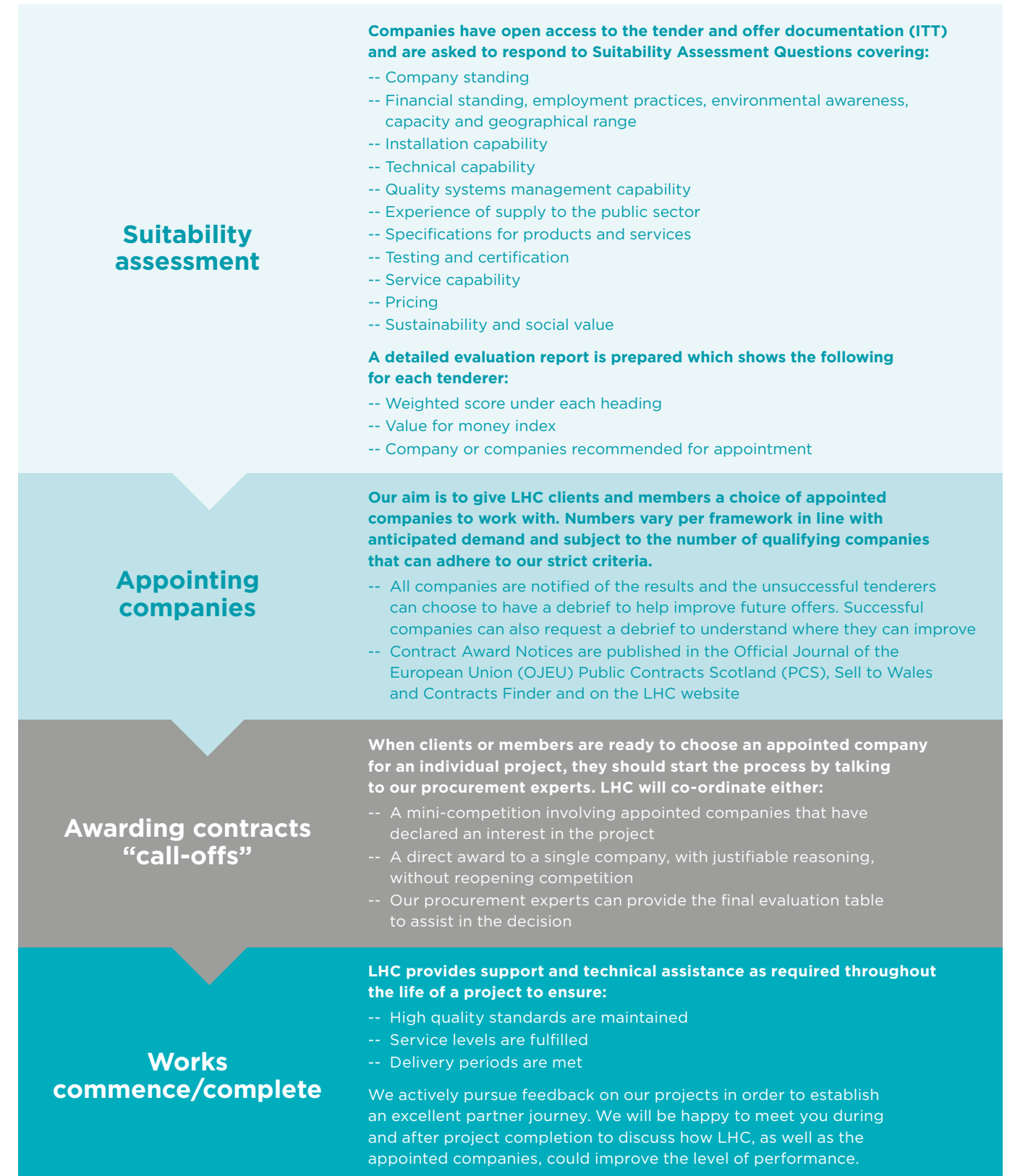
- Financial information
- Business and professional standing
- Health and safety policy and capability
- Equal opportunity and diversity policy and capability
- Environmental management policy and capability
- Quality management policy and capability
- Corporate social responsibility
- Experience of working in public sector and partnering
- Managerial and technical support, sales, marketing and supporting information
- Technical and professional ability
- Provision of the full range of essential components and services
- Conformity to the LHC specification together with the expertise and quality to deliver the installation and project

### Communal Entrance Doorsets Framework Workstream Options

Workstream 1: Aluminium doorsets	Design, manufacture, supply and installation of communal entrance doorsets primarily manufactured in aluminium
Workstream 2: Mild steel doorsets	Design, manufacture, supply and installation of communal entrance doorsets primarily manufactured in mild steel
Workstream 3: Stainless steel doorsets	Design, manufacture, supply and installation of communal entrance doorsets primarily manufactured in stainless steel
Workstream 4: All materials	Design, manufacture, supply and installation of communal entrance doorsets primarily manufactured in aluminium, mild steel or stainless steel

## From suitability to call-off contract

The diagram below shows the process a supplier completes to become an LHC appointed company and to be awarded a contract (or “call-off”). It also highlights the support LHC provides once a project is live.





## Award weighting criteria

Award weighting criteria are established on each individual framework and can be flexed to a buyer's individual needs.

# 30%

### Pricing

Prices were tendered on a supply and install basis using a built-up matrix of doorsets for analysis in:

- The six most commonly specified door pattern styles
- The four most commonly specified materials for manufacture
- Fire rated option where applicable

### Door/Access control systems

- Four random project scenarios were developed for pricing using doorset matrix prices

Both pricing exercises addressed complete supply and installation and were evaluated by workstream



# 70%

### Quality

#### 20% Product availability

- The range of product types offered within the LHC specification
- Third-party certification for product performance within stated categories
- Membership of Secured by Design

#### 20% Qualitative assessment

Technical support and design services including:

- Assistance in the selection of product material and style including client choice and special needs
- Liaison with Secured by Design on local crime statistics
- Advice on solutions for compliance with statutory regulations, including fire safety and egress, thermal performance and glazing safety

- Assistance on the choice of control system

- Instruction on safe use of products

Administrative and management services were assessed using responses provided in the offer document. The services assessed included:

- Project registration, tracking and programming

- Site management including full project supervision

- Compliance with survey and installation codes of practice

- Client liaison

- Final inspection, signing-off & commissioning procedures

- Provision of cyclical maintenance & emergency call out procedure

- Quality of submitted scenario quotations

#### 20% Regional capability

- Stated capability to service designated areas within Lot(s) applied for

- Proven capability to service designated areas within Lot(s) applied for with supporting references

#### 10% Project case studies

- Provision of current case studies within the public sector relevant to the Lot(s) applied for

## The framework in action

As well as providing compliance, quality and best value to clients, the LHC Framework for Communal Entrance Doorsets supports a streamlined process from the award of a contract (call-off) to completion of a project.

### Confirmed competitive market prices

Prices in place at call-off stage maintaining best value as established in the evaluation phase.

### Quick and efficient procurement

Speedy access to the LHC appointed companies and the options of a mini-competition (where possible) or direct award to enable the final selection of a supplier or supplier(s) for a project.

### High quality standards

Standards of quality maintained throughout the project through monitoring in accordance with ISO 9001 Quality Management System.

### Service levels guarantee

Guaranteed service levels from enquiry to supply, providing peace of mind that services and works will be conducted effectively.

### Quick project starts

Enabled by pre-tendered procurement that reduces the cost and time input by public sector organisations and speeds up their access to companies.

### Advice on design and regulatory compliance

Guidance on design of doorset and access control systems from specialist suppliers along with guidance on security issues from Secured by Design.



## Product and service benefits

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Developed in conjunction with Secured by Design, a substantial set of communal entrance doorset and access control products is offered alongside consultation and design services from specialist manufacturers within the sector.



### Product standards

All of the products covered by this framework have been designed to meet the requirements of the Building Regulations, including:

- Fire safety – Part B
- Conservation of fuel and power – Part L
- Access to and use of buildings – Part M
- Glazing safety – Part N (Wales only)
- Security – Part Q (England new build only)

The specialist manufacturers appointed to this framework also offer the following product benefits:

- High quality, best value communal entrance doorsets
- An extensive range of door patterns, colours and finishes
- A choice of hardware options including specialist applications for egress and enhanced security
- Hardware and design options to meet DDA requirements and conformity to BS 8300
- Doorsets compliant with PAS 24 and BS EN 14351-1 ensuring quality standards of manufacture and performance
- Doorsets are also compliant with the enhanced security standard of STS 202 BR2 or LPS SR2
- All products supplied through this framework are CE Marked in compliance with BS EN 14351 as required by law under the Construction Products Regulations

Services provided by LHC appointed companies on this framework include:

- Design advice and support on the interpretation and conformity to regulatory requirements, including planning assistance
- Liaison with Secured by Design on local crime statistics and design criteria
- A full survey and installation service, including programming
- A complete supply and installation service including service/maintenance where requested
- Clients' choice exercises and ongoing liaison
- All installation works and management undertaken to the guidance set out in BS 8213-4 and BS 8214, including finishing and making good
- A 10 year product and installation guarantee is provided for LHC projects. An independent insurance backed warranty may also be requested at additional cost







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**LHC Framework Agreements provide compliance, quality and best value to clients, with a streamlined process for engaging with supplier companies**



# Communal Entrance Doorset options and compliances

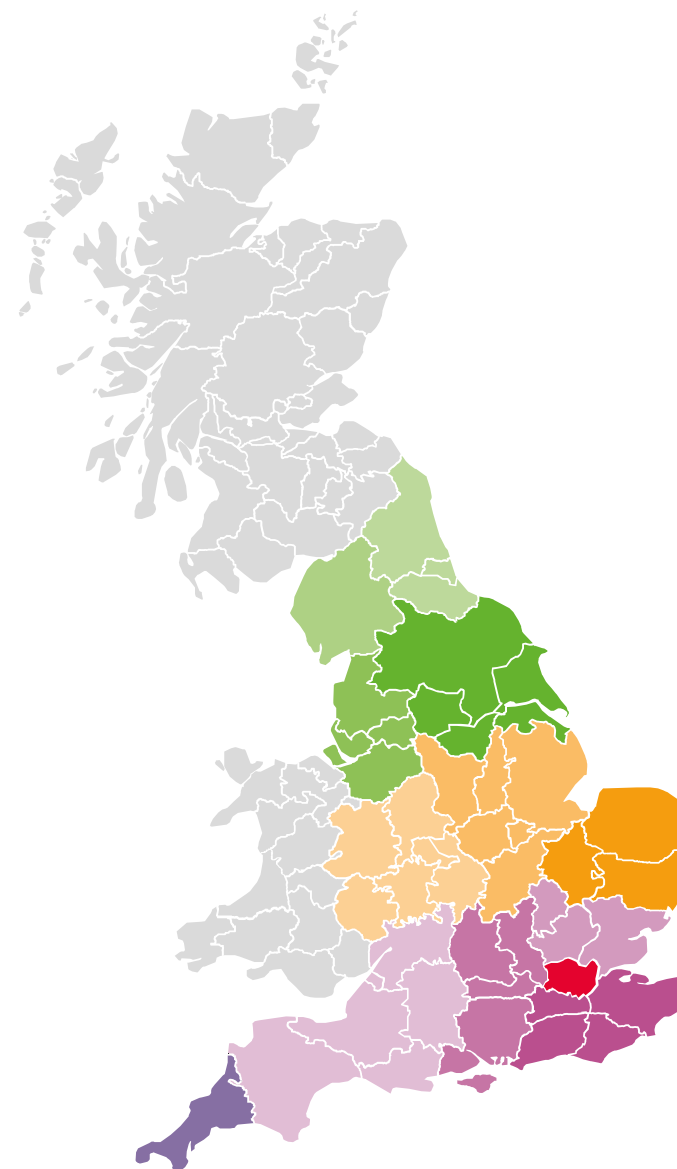
These tables show the different systems available for each Appointed Company.

	STYLE A	STYLE B	STYLE C	STYLE D	STYLE E	STYLE F
						
<b>Bamford Engineering</b>						
Principal door construction	Aluminium	No offer	No offer	Aluminium	No offer	Aluminium
Access control system	Entrotec	N/A	N/A	Entrotec	N/A	Entrotec
Maintenance package	Yes	N/A	N/A	Yes	N/A	Yes
PAS 24	-	N/A	N/A	-	N/A	-
STS 202 BR2	Yes	N/A	N/A	Yes	N/A	Yes
LPS 1175 SR2	-	N/A	N/A	-	N/A	-
Secured by Design	Yes	N/A	N/A	Yes	N/A	Yes
FD30 availability	None	N/A	N/A	None	N/A	None
FD60 availability	None	N/A	N/A	None	N/A	None
Optional door construction	None	N/A	N/A	None	N/A	None
<b>Close Circuit Security Services</b>						
Principal door construction	Aluminium	Aluminium	Aluminium	Aluminium	No offer	No offer
Access control system	Entrotec	Entrotec	Entrotec	Entrotec	N/A	N/A
Maintenance package	Yes	Yes	Yes	Yes	N/A	N/A
PAS 24	Yes	Yes	Yes	Yes	N/A	N/A
STS 202 BR2	Yes	Yes	Yes	Yes	N/A	N/A
LPS 1175 SR2	-	-	-	-	N/A	N/A
Secured by Design	Yes	Yes	Yes	Yes	N/A	N/A
FD30 availability	Yes	Yes	Yes	Yes	N/A	N/A
FD60 availability	None	None	None	None	N/A	N/A
Optional door construction	Mild steel, Stainless steel, timber	Mild steel, Stainless steel, timber	Mild steel, Stainless steel, timber	Mild steel, Stainless steel, timber	N/A	N/A
<b>NEOS Protect</b>						
Principal door construction	Mild Steel	Mild Steel	Mild Steel	Mild Steel	Mild Steel	Mild Steel
Access control system	Entrotec	Entrotec	Entrotec	Entrotec	Entrotec	Entrotec
Maintenance package	Yes	Yes	Yes	Yes	Yes	Yes
PAS 24	-	-	-	-	-	-
STS 202 BR2	Yes	Yes	Yes	Yes	Yes	Yes
LPS 1175 SR2	-	-	-	-	-	-
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes
FD30 availability	Yes	Yes	Yes	Yes	Yes	Yes
FD60 availability	Yes	Yes	Yes	Yes	Yes	Yes
Optional door construction	None	None	None	None	None	None
<b>Warrior Doors</b>						
Principal door construction	Stainless Steel	Stainless Steel	Stainless Steel	Stainless Steel	Stainless Steel	Stainless Steel
Access control system	Stanley GDX / PAC	Stanley GDX / PAC	Stanley GDX / PAC	Stanley GDX / PAC	Stanley GDX / PAC	Stanley GDX / PAC
Maintenance package	Yes	Yes	Yes	Yes	Yes	Yes
PAS 24	Yes	Yes	Yes	Yes	Yes	Yes
STS 202 BR2	-	-	-	-	-	-
LPS 1175 SR2	Yes	Yes	Yes	Yes	Yes	Yes
Secured by Design	Yes	Yes	Yes	Yes	Yes	Yes
FD30 availability	None	None	None	None	None	None
FD60 availability	None	None	None	None	None	None
Optional door construction	None	None	None	None	None	None

# Appointed Companies

Appointed Companies	I: Greater London	JS: Home Counties South	JW: Home Counties West	HX: Home Counties North	KX: South West	K3: Cornwall	H1: East Anglia	F: East Midlands	G: West Midlands	E: Yorkshire & The Humber	DX: North West	D1: Cumbria	C: North East
<b>Workstream 1 - Aluminium</b>													
Bamford Engineering	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Close Circuit Security Services	✓	•	•	•	✓	•	•	✓	✓	•	•	•	•
<b>Workstream 2 - Mild steel</b>													
NEOS Project	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Workstream 3 - Stainless steel</b>													
Warrior Doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Have previously serviced ✓  
Are capable of servicing •



## Regional lots

- Greater London
- East Anglia
- Home Counties South
- East Midlands
- Home Counties West
- West Midlands
- Home Counties North
- Yorkshire & Humber
- South West
- North West
- Cornwall
- Cumbria
- North East



**Framework agreement for Communal  
Entrance Doorsets and Associated Products  
(CED1)**

Design, manufacture supply and installation of enhanced security doorsets incorporating door/access control systems and service/maintenance packages suitable for:

External access and internal compartmentalisation installations

Bin/bicycle storage facilities

Community access

Fire door applications

The Communal Entrance Doorsets framework agreement for England will be available from May 2017 until 30 April 2021.

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