

FRAMEWORK GUIDE

Fire Safety Works

A compliant route to market for all your fire safety requirements – covering fire doors, passive fire protection and active fire protection.



Framework Details

This Framework offers a compliant route to market for all your fire safety requirements – covering fire doors, passive fire protection and active fire protection.

It'll help you manage your projects efficiently, with assured quality and confidence in compliance and is presented across 5 lots:

- Lot 1:** Fire Doors – Manufacturer Supply and Install
- Lot 2:** Fire Doors – Manufacturer Supply Only
- Lot 3:** Fire Doors – Contractor Supply and Install
- Lot 4:** Passive Fire Protection
- Lot 5:** Active Fire Protection

Framework Reference	2025/S 000-005108
Awarded	23/01/2026
Expires	22/01/2030
Procured Under	PCR2015
Framework Value	£300,000,000
Framework Tender	30% cost and 70% quality



Lot 1:

Fire Doors – Manufacturer Supply and Install

Scope of Services:

This Lot is ideal for customers looking to consolidate their fire door provision. Suppliers will cover site surveys, door set manufacture, delivery, installation, and any required remedial works.

All suppliers deliver certified products with competent installers to ensure compliance with fire safety standards throughout the process. Members can access a full range of services – from smaller replacements to large-scale programmes.

Our Suppliers:



1



2



3



4



Lot 2:

Fire Doors – Manufacturer Supply Only

Scope of Services:

This Lot is ideal for customers looking to consolidate their fire door provision. Suppliers will cover site surveys, door set manufacture, delivery, installation, and any required remedial works.

All suppliers deliver certified products with competent installers to ensure compliance with fire safety standards throughout the process. Members can access a full range of services – from smaller replacements to large-scale programmes.

Our Suppliers:



Lot 3:

Fire Doors – Contractor Supply and Install

Scope of Services:

This Lot offers a compliant route to appoint experienced contractors to deliver your fire door refurbishment or replacement programmes.

Suppliers on this Lot will supply fully accredited door sets and carry out all associated fitting and remedial works.

This Lot covers the contractor-led supply and installation of complete fire door sets – including procurement, delivery, fitting, and any remedial works. Contractors use certified door sets purchased from trusted manufacturers, ensuring full compliance with current fire safety regulations.

You'll benefit from coordinated project delivery, quality checks, and clear documentation throughout, making it suitable for both smaller and large-scale programmes.



Fire Doors – Contractor Supply and Install Suppliers



1



2



3



4



5



6



7



8



9



10



11

Lot 4: Passive Fire Protection

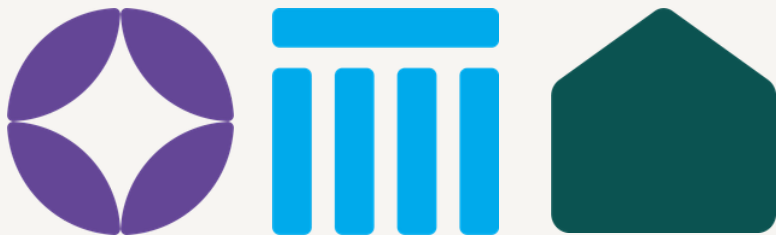
Scope of Services:

This Lot provides a compliant route to procure a range of passive fire safety works. Contracts can include a range of measures, or individual delivery of – fire doors, door sets, fire stopping and compartmentation works.

It's free to access and can cover both communal areas and individual homes.

Contractors on this lot can deliver the full scope of passive fire protection services – ranging from compartmentation works to fire stopping, door set installations, and remedial programmes.

You can use either direct award or mini-competition routes, with clear guidance, transparent processes, and no access fees.



Passive Fire Protection Suppliers



1



2



3



4



5



6



7



8



9



10



11



12

Lot 5: Active Fire Protection

Scope of Services:

This Lot provides a compliant route for you to procure contracts covering active fire protection and associated testing. It helps organisations to maintain safe, fully functioning fire detection and alert systems that meet current regulations and standards.

Contractors on this lot can deliver the full scope of active fire protection services – covering fire alarms, emergency lighting, fire extinguishers, and associated testing.

Our Suppliers:



1



2



3



4



5



6



Accessing these frameworks

Access Options:

Direct Award

Customers are able to Direct Award to any contractor on the Lot regardless of ranking. To do this you must have justifiable reason for going outside of Rank 1.

How long will this take me? 3 – 4 weeks depending on your internal approval process.

[Click to view our process map](#)

Mini-Competition

You're also able to run a mini-competition to call off this framework. You'll be able to use your own specification and cost model. You can also choose your own cost / quality split and quality questions. All pricing submitted by contractors must be linked to the framework.

How long will this take me? Once you have your specification and cost model ready, the tender process takes approximately 6–8 weeks, depending on your internal approval processes.

[Click to view our process map](#)



Frequently Asked Questions

Who can access this framework?

Any publicly funded body can use this framework. Access is not limited to SEC Members alone. Full details can be [found here](#).

Is there a cost to access?

There is no access fee to use this framework. A levy % dependant on whether you are a guest or member is collected directly from the contractor once a call off contract is awarded. This percentage will never be more than 1.5% for Members and 2% for Guests.

How do I access this framework?

If your organisation is already a SEC Member then you will not need to sign an additional Access Agreement. You're already signed up.

If your organisation is new to SEC, and would like to use our frameworks as a non-member then you will need to sign our Access Agreement. You'll only need to sign this once and you'll receive access to all our Frameworks and DPS's – even those we procure in the future. You can view a draft agreement here – [DRAFT Access Agreement \(Non-Members\)](#).



Why use SEC?

Working with us means partnering with a not-for-profit organisation dedicated to supporting the housing sector. Public procurement is what we do best – since 2005 we've ensured that every framework we procure is designed by and for our customers. And, we reinvest our surplus back into the housing sector through our Training and Insights programmes.

What it means for you:

- Fully compliant route to market with advice from procurement experts across each stage of your project
- Additional support with your technical documents, procurement strategy and contract management when you need it
- Amplified social value on top of what's already delivered through your contract. You'll also help fund our reinvestment programmes delivering training, sector insights and community projects



£1,000,000 investment in training that bridges the skills gap and £400,000 to community projects.

Plus £230,000 on insights projects that support better procurement practices.



Next Steps



We've got two options depending on where you are with your project.

Like to know a little more

Get in touch:

 **0204 570 6637**

 **info@southeastconsortium.org.uk**

 **B1092 Galley Drive, Kent Science Park,
Sittingbourne, Kent, ME9 8GA**

Ready to use this framework

[Contact Us | South East Consortium](#)