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Tender

Contract 54 - Responsive Repairs to Windows and Doors

North Tyneside Borough Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

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Procurement identifier (OCID): ocds-h6vhtk-060d97

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Scope

Reference

OPEN2026134

Description

North Tyneside Council (the 'Authority') is seeking tenders to enter into a framework agreement (Framework) for the delivery of responsive repairs to windows and doors in its housing stock (hereinafter referred to as the Works).

The Authority's housing stock, as of 1 April 2023, was 14,243 rented homes, 1,692 garages and 927 homes in which the Authority has a leasehold interest.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £12,000,000 excluding VAT
- £12,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2028
- Possible extension to 31 March 2030
- 4 years

Description of possible extension:

2 X 12 Months extensions

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKC22 - Tyneside

Lot 1. Lot 1 Repairs

Description

Lot 1 for responsive repairs for windows and doors

Lot value (estimated)

- £1,000,000 excluding VAT
- £1,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Lot 2 Replacement

Description

Lot 2 Replacement for windows and doors

Lot value (estimated)

- £200,000 excluding VAT
- £200,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Open framework scheme end date (estimated)

31 March 2030

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

The framework will consist of an initial term of two years, with two further options to extend by up to 12 months each at the sole discretion of the Authority. Works are expected to commence in April 2026.

Subject to the Authority's requirements, the delivery of the Works shall be under the NEC Construction Short Contract (the NEC), collectively the Contracts.

The exact nature of the individual works to be undertaken under the Contract, will be detailed at the point of the request notification including detailed scope of works, design documentations, specifications, program dates and pricing documents.

Following this tender exercise, it is envisaged that 3 Contractors will be appointed to the Framework.

The Contractor providing best value, ranked number 1, from the initial tender results, will be awarded the Works for the first twenty-four months of the Framework. On occasion, if the value of the work is not clear or the Authority considers it necessary, it may decide to carry out a Mini Competition with all Framework Suppliers to ensure value for money.

Prices and Rankings will remain fixed for the first twenty-four months (two years) of the framework. During the Framework the Authority reserves the right to carry out Benchmarking at 12 monthly intervals (6 monthly intervals in year 3 and 4 should the extension option be utilised) with Ranked 2 and 3 Framework Suppliers and where necessary will carry out a Price refresh Mini Competition which will be issued to all Framework Suppliers. Depending on the outcome of any Price Refresh Mini Competition the ranking order may change.

During the Framework, using the Ranking order, the Contractor will be offered the Work firstly to the Rank 1 Contractor. If the Rank 1 Contractor declines the offered work, it will then trigger the Works to be offered to the Contractor next in Rank order as a Direct Award.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. Lot 1 Repairs

Lot 2. Lot 2 Replacement

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

16 February 2026, 12:00pm

Tender submission deadline

20 February 2026, 12:00pm

Submission address and any special instructions

<https://www.open-uk.org/login?returnTo=/projects/overview/05edeb02-e818-4287-8339-2e9ee8c76c10>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

9 March 2026

Award criteria

Name	Description	Type	Weighting
Price	Price	Price	65%
Quality	Quality	Quality	35%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://www.open-uk.org/login?returnTo=/projects/overview/05edeb02-e818-4287-8339-2e9ee8c76c10>

Contracting authority

North Tyneside Borough Council

- Public Procurement Organisation Number: PYBQ-4733-WWLW

Quadrant

North Tyneside

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Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government