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Planning

EEM0073 Windows and Doors Framework

EFFICIENCY EAST MIDLANDS LIMITED

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

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Scope

Reference

EEM0073

Description

This is a Planned Procurement Notice as Efficiency East Midlands (EEM) are conducting this tender exercise in October 2025 to procure a Windows and Doors Framework to replace our existing Framework which will expire on 17th April 2026. The Framework will provide EEM Members with a provision for the supply only and supply and installation of windows and doors described within the tender documents. Works delivered via this framework will be to domestic and commercial properties.

Domestic properties will typically be consisting of a mixture of domestic housing stock, bungalows, blocks of flats, and sheltered housing schemes as well as garages, and depots and any other building owned and/or managed by our membership.

Commercial properties will include but not be limited to business units, office buildings, hospitals and care facilities, academies, schools, colleges, universities, education centres,

student accommodation, homes and care facilities for older people, children's homes and centres, community centres, leisure centres and gyms, libraries, pavilions, changing rooms and public toilets, outdoor leisure facilities, car parks, industrial units, depots, and garages.

The framework will be split into the following lots:

Lot 1 - Supply only of Windows and Doors

Sub Lot 1 - Midlands

Sublot 2 - National Coverage

Lot 2 - Supply and Installation of Windows and Doors

Sub Lot 1 - Midlands

Sublot 2 - National Coverage

Lot 1 is being created for the Supply only of UPVC Windows, doors and Composite Doors to a site or sites owned by EEM Members.

Lot 2 is being created for the Supply and Installation of UPVC Windows, doors and Composite Doors to a site or sites owned by EEM Members.

Contractors (and/or subcontractors) must be a Member of a relevant Competent Person Scheme or Trade Association to be awarded a place on the Framework, including this requirement gives our Members confidence that they are appointing competent and compliant contractors. This will include but not limited to:

- Surveyors are to be qualified to NVQ Level 3 in Fenestration Surveying or have the relevant experience to undertake Fenestration Surveying to a high standard.

- Health and Safety Certification Accredited by UKAS Accredited Certification Body.
Examples:

- CHAS/ Exor

- SafeSupplier

- Acclaim

- FENSA Approved Installers

- CHAS
- Exor
- SafeContractor
- Acclaim
- Construction Skills Certification Scheme (CSCS) - General Labour and any CSCS cards relevant to the works being undertaken.

The documents will be available on Delta eSourcing from Monday 6th October 2025 with a submission deadline of Monday 22nd December 2025.

Commercial tool

Establishes a framework

Contract dates (estimated)

- 20 April 2026 to 19 April 2030
- 4 years

Main procurement category

Works

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber

- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)
- UKL - Wales

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. Supply Only of Windows and Doors

Description

Lot 1 is being created for the Supply only of UPVC Windows, doors and Composite Doors to a site or sites owned by EEM Members.

Sub Lot 1 - Midlands

Sublot 2 - National Coverage

Contractors (and/or subcontractors) must be a Member of a relevant Competent Person Scheme or Trade Association to be awarded a place on the Framework, including this requirement gives our Members confidence that they are appointing competent and compliant contractors. This will include but not limited to:

Surveyors are to be qualified to NVQ Level 3 in Fenestration Surveying or have the relevant experience to undertake Fenestration Surveying to a high standard.

Health and Safety Certification Accredited by UKAS Accredited Certification Body.
Examples:

- CHAS/ Exor
- SafeSupplier
- Acclaim

CPV classifications

- 44221000 - Windows, doors and related items

Same for all lots

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

Lot 2. Supply and Installation of Windows and Doors

Description

Lot 2 is being created for the Supply and Installation of UPVC Windows, doors and Composite Doors to a site or sites owned by EEM Members.

Sub Lot 1 - Midlands

Sublot 2 - National Coverage

Contractors (and/or subcontractors) must be a Member of a relevant Competent Person Scheme or Trade Association to be awarded a place on the Framework, including this requirement gives our Members confidence that they are appointing competent and compliant contractors. This will include but not limited to:

Surveyors are to be qualified to NVQ Level 3 in Fenestration Surveying or have the relevant experience to undertake Fenestration Surveying to a high standard.

FENSA Approved Installers

Health and Safety Certification Accredited by UKAS Accredited Certification Body.

Examples:

- CHAS
- Exor
- SafeContractor
- Acclaim
- Construction Skills Certification Scheme (CSCS) - General Labour and any CSCS cards relevant to the works being undertaken.

CPV classifications

- 44221000 - Windows, doors and related items
- 45421100 - Installation of doors and windows and related components
- 45421110 - Installation of door and window frames
- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421120 - Installation of thresholds
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Award method when using the framework

Either with or without competition

Participation

Particular suitability

Lot 1. Supply Only of Windows and Doors

Lot 2. Supply and Installation of Windows and Doors

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

6 October 2025

Tender submission deadline

22 December 2025, 2:00pm

Submission address and any special instructions

Tenders must be completed and submitted electronically via <https://www.delta-esourcing.com/> (<https://www.delta-esourcing.com/>) Any submissions received via email (or other means) will be rejected. We reserve the right to cancel the tendering process and reject all bids at any time prior to award of tender without incurring any liability to the affected tenderers. We shall not be bound to accept the lowest or any tender and reserves to itself the right as its absolute discretion to accept or not to accept any tender. We also reserve the right to award a part contract on any tender and disregard any items after the tender has been submitted. The tenderer shall be deemed to have examined fully, at the time of tendering, the tender documents.

The tenderer shall bring any discrepancies to the attention of the Procurement Officer during the period allowed for tendering, otherwise it shall be accepted that all items in the Tender Documents have been included in the tender. We reserve the right to reject any tender submission that is returned without the required information. EEM reserve the right to reject a submission from an excluded supplier, excludable supplier and a supplier on the debarment list.

This is a planned Procurement Notice, and we reserve the right to change details in the tender notice

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

30 March 2026

Award criteria

Name	Description	Type	Weighting
Presentation	<p>There will be an allocated % weighting per question within the presentation. For each presentation question response, the Contractor that receives a score of 5 will receive the maximum quality weighting for that question. All other Contractors will receive a proportion of the marks relevant to the percentage difference from the highest scoring Contractor for that question. Contractors evaluation scores and weighted score for each question will be added together and the contractor with the highest overall weighted score will be the highest scoring Contractor for the quality element of the evaluation process. Criteria will be 0-5 (0 being a Fail to 5 being Excellent) as set out in the tender documents.</p>	Quality	50%

Name	Description	Type	Weighting
Social Value and Sustainability Assessment	<p>The overall quality weighting of 10% will be split as follows:</p> <p>Carbon Reduction and Sustainability- 4%</p> <p>Sustainability- Pass/Fail Waste Carrier Licence</p> <p>Pass/Fail Social Value 6% Social Value Case Studies Pass/Fail For each tender assessment response, the Contractor that receives a score of 5 will receive the maximum quality weighting for that question. All other Contractors will receive a proportion of the marks relevant to the percentage difference from the highest scoring Contractor for that question.</p> <p>Contractors evaluation scores and weighted score for each question will be added together and the contractor with the highest overall weighted score will be the highest scoring Contractor for the quality element of the evaluation process.</p> <p>Criteria will be 0-5 (0 being a Fail to 5 being Excellent) as set out in the tender documents.</p>	Quality	10%

Name	Description	Type	Weighting
SOR DOORS	<p>The overall quality weighting of 10% will be split as follows:</p> <p>Carbon Reduction and Sustainability- 4%</p> <p>Sustainability- Pass/Fail Waste Carrier Licence</p> <p>Pass/Fail Social Value 6% Social Value Case Studies Pass/Fail For each tender assessment response, the Contractor that receives a score of 5 will receive the maximum quality weighting for that question. All other Contractors will receive a proportion of the marks relevant to the percentage difference from the highest scoring Contractor for that question.</p> <p>Contractors evaluation scores and weighted score for each question will be added together and the contractor with the highest overall weighted score will be the highest scoring Contractor for the quality element of the evaluation process.</p> <p>Criteria will be 0-5 (0 being a Fail to 5 being Excellent) as set out in the tender documents.</p>	Price	10%

Name	Description	Type	Weighting
SOR uPVC WINDOWS	<p>The overall quality weighting of 10% will be split as follows:</p> <p>Carbon Reduction and Sustainability- 4%</p> <p>Sustainability- Pass/Fail Waste Carrier Licence</p> <p>Pass/Fail Social Value 6% Social Value Case Studies Pass/Fail For each tender assessment response, the Contractor that receives a score of 5 will receive the maximum quality weighting for that question. All other Contractors will receive a proportion of the marks relevant to the percentage difference from the highest scoring Contractor for that question.</p> <p>Contractors evaluation scores and weighted score for each question will be added together and the contractor with the highest overall weighted score will be the highest scoring Contractor for the quality element of the evaluation process.</p> <p>Criteria will be 0-5 (0 being a Fail to 5 being Excellent) as set out in the tender documents.</p>	Price	10%

Name	Description	Type	Weighting
SCENARIO 1	<p>The overall quality weighting of 10% will be split as follows:</p> <p>Carbon Reduction and Sustainability- 4%</p> <p>Sustainability- Pass/Fail Waste Carrier Licence</p> <p>Pass/Fail Social Value 6% Social Value Case Studies Pass/Fail For each tender assessment response, the Contractor that receives a score of 5 will receive the maximum quality weighting for that question. All other Contractors will receive a proportion of the marks relevant to the percentage difference from the highest scoring Contractor for that question.</p> <p>Contractors evaluation scores and weighted score for each question will be added together and the contractor with the highest overall weighted score will be the highest scoring Contractor for the quality element of the evaluation process.</p> <p>Criteria will be 0-5 (0 being a Fail to 5 being Excellent) as set out in the tender documents.</p>	Price	8%

Name	Description	Type	Weighting
SCENARIO 2	<p>The overall quality weighting of 10% will be split as follows:</p> <p>Carbon Reduction and Sustainability- 4%</p> <p>Sustainability- Pass/Fail Waste Carrier Licence</p> <p>Pass/Fail Social Value 6% Social Value Case Studies Pass/Fail For each tender assessment response, the Contractor that receives a score of 5 will receive the maximum quality weighting for that question. All other Contractors will receive a proportion of the marks relevant to the percentage difference from the highest scoring Contractor for that question.</p> <p>Contractors evaluation scores and weighted score for each question will be added together and the contractor with the highest overall weighted score will be the highest scoring Contractor for the quality element of the evaluation process.</p> <p>Criteria will be 0-5 (0 being a Fail to 5 being Excellent) as set out in the tender documents.</p>	Price	5%

Name	Description	Type	Weighting
ADDITIONAL CHARGES	<p>The overall quality weighting of 10% will be split as follows:</p> <p>Carbon Reduction and Sustainability- 4%</p> <p>Sustainability- Pass/Fail Waste Carrier Licence Pass/Fail Social Value 6% Social Value Case Studies Pass/Fail For each tender assessment response, the Contractor that receives a score of 5 will receive the maximum quality weighting for that question. All other Contractors will receive a proportion of the marks relevant to the percentage difference from the highest scoring Contractor for that question.</p> <p>Contractors evaluation scores and weighted score for each question will be added together and the contractor with the highest overall weighted score will be the highest scoring Contractor for the quality element of the evaluation process.</p> <p>Criteria will be 0-5 (0 being a Fail to 5 being Excellent) as set out in the tender documents.</p>	Price	3%

Name	Description	Type	Weighting
SOR DOOR EXTRAS	<p>The overall quality weighting of 10% will be split as follows:</p> <p>Carbon Reduction and Sustainability- 4%</p> <p>Sustainability- Pass/Fail Waste Carrier Licence</p> <p>Pass/Fail Social Value 6% Social Value Case Studies Pass/Fail For each tender assessment response, the Contractor that receives a score of 5 will receive the maximum quality weighting for that question. All other Contractors will receive a proportion of the marks relevant to the percentage difference from the highest scoring Contractor for that question.</p> <p>Contractors evaluation scores and weighted score for each question will be added together and the contractor with the highest overall weighted score will be the highest scoring Contractor for the quality element of the evaluation process.</p> <p>Criteria will be 0-5 (0 being a Fail to 5 being Excellent) as set out in the tender documents.</p>	Price	2%

Name	Description	Type	Weighting
SOR DOOR SIDE SCREEN	<p>The overall quality weighting of 10% will be split as follows:</p> <p>Carbon Reduction and Sustainability- 4%</p> <p>Sustainability- Pass/Fail Waste Carrier Licence</p> <p>Pass/Fail Social Value 6% Social Value Case Studies Pass/Fail For each tender assessment response, the Contractor that receives a score of 5 will receive the maximum quality weighting for that question. All other Contractors will receive a proportion of the marks relevant to the percentage difference from the highest scoring Contractor for that question.</p> <p>Contractors evaluation scores and weighted score for each question will be added together and the contractor with the highest overall weighted score will be the highest scoring Contractor for the quality element of the evaluation process.</p> <p>Criteria will be 0-5 (0 being a Fail to 5 being Excellent) as set out in the tender documents.</p>	Price	2%

Procedure

Procedure type

Open procedure

Contracting authority

EFFICIENCY EAST MIDLANDS LIMITED

- Companies House: 07762614
- Public Procurement Organisation Number: PRXX-3953-HVQM

3 Maisies Way

Alfreton

DE55 2DS

United Kingdom

Email: tenders@eem.org.uk

Region: UKF12 - East Derbyshire

Organisation type: Public authority - sub-central government