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Tender

EPWDR25 Windows, Doors, Fire Doors and Roofline Framework

EASTERN PROCUREMENT LIMITED

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

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Scope

Reference

EPWDR25

Description

This Framework procurement is for those Suppliers who can deliver the works and services under this Framework which will consist of but is not limited to:

- Lot 1 - Windows, Doors and Roofline (Supply Only and Supply & Fit)
- Lot 2 - Fire Doors (Supply & Fit)

Commercial tool

Establishes a framework

Total value (estimated)

- £237,000,000 excluding VAT
- £284,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 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
- UKM - Scotland
- GG - Guernsey
- IM - Isle of Man
- JE - Jersey

Not the same for all lots

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

Lot 1. Lot 1 - Windows, Doors and Roofline (Supply Only and Supply & Fit)

Description

This lot is for the supply of and the supply and fit of windows, doors and roofline to properties owned and / or managed by Eastern Procurement's members.

In respect of windows and doors, suppliers appointed to this lot will be required to:

- 1) Undertake an initial survey of the property / properties in accordance with BS 8213-4:2016

- 2) Design the replacement windows and / or doors in accordance with the Employer's requirements and all appropriate standards as included in the specification to meeting all legislative requirements.
- 3) Fabricate and deliver the new windows and / or doors.
- 4) Remove all existing windows and or doors which are being replaced including proper disposal and recycling of materials where possible.
- 5) (Where installation is required) Install the new windows and / or doors in accordance with specification
- 6) (Where installation is required) Undertake any necessary making good internally and externally
- 7) Provide all required building control approvals, warranties and guarantees

In respect of roofline, suppliers appointed to this lot will be required to:

- 1) Undertake an initial survey of the property to scope the work required.
- 2) Remove all existing fascias, soffits, bargeboards and rainwater goods which are to be replaced, including proper disposal and recycling of materials where possible.
- 3) Supply and Install the new fascias, soffits, bargeboards and rainwater goods in accordance with the specification
- 4) Undertake any necessary making good externally
- 5) Provide all required building control approvals, certification, warranties and guarantees.

In recognition that the replacement of windows, doors, fascias, soffits, bargeboards and rainwater goods frequently coincides with wider property investment, the Contracting Authorities may require suppliers to undertake associated or ancillary works. These may be directly linked to the main replacement works (for example, reinstating brickwork disturbed during window installation), or they may be logically delivered at the same time for reasons of efficiency and value for money (for example, repainting elevations once new roofline products are fitted).

Associated and ancillary works may include, but are not limited to, the following:

- 1) Provision of relevant access solutions including scaffolding, mobile platforms, hoists, and any other temporary works required to facilitate safe delivery of the core works or associated tasks.

2) Asbestos surveys, testing and licensed asbestos removal, where materials containing asbestos are identified or suspected in areas affected by the works.

3) Demolition, excavation and earthworks

4) External works and drainage

5) Concrete works, brickwork and blockwork

6) Fencing and gates

7) Roofing

8) Carpentry and joinery

9) Glazing and metalwork

10) Plasterwork and other floor, wall and ceiling finishes

11) Painting and decorating, sealants

12) Plumbing and heating installations

13) Electrical works, including maintenance of electrical heating systems

14) Installation of smoke, heat and carbon monoxide detectors

15) Injected damp proof courses, and fungus/beetle eradication

16) External insulation

Associated and ancillary works will be instructed on an as-required basis and must be priced in accordance with the Schedule of Rates included within the Pricing Framework forming part of the tender documents. The inclusion of these works within this Lot is intended to give members a flexible and integrated service, enabling works to be delivered efficiently, safely, and to a consistently high standard without the need to engage multiple Suppliers.

Lot value (estimated)

- £206,000,000 excluding VAT

- £247,200,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work

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. Lot 2 - Fire Doors (Supply & Fit)

Description

This lot is for the supply and installation of fire doorsets to properties owned and / or managed by Eastern Procurement's members.

Suppliers appointed to this lot will be required to:

- 1) An initial survey of the property in accordance with BS 8213-4:2016
- 2) The design of the replacement fire doorsets
- 3) The fabrication and delivery of the new fire doorsets
- 4) The removal of all existing fire doorsets to be replaced
- 5) The installation of the new fire doorsets
- 6) Any necessary making good internally and externally

7) Provision of all required building control approvals, test certificates, warranties and guarantees

All works are to be in accordance with legislative requirements.

Where fire doorsets are specified, suppliers must ensure that all associated works are undertaken in strict accordance with current fire safety legislation, Building Regulations, and any additional requirements set out by the Employer. This includes, but is not limited to, ensuring correct installation of fire-rated frames, ironmongery, closers, glazing, intumescent strips, smoke seals, and signage. Any making good must not compromise the fire resistance of the installation, and full certification and documentation must be provided on completion.

The Contracting Authorities may require suppliers to undertake associated or ancillary works in addition to the core activities covered by this Lot. These works may be directly linked to the main installation tasks (for example, reinstating brickwork or fire stopping disturbed during door installation), or they may be logically delivered at the same time for reasons of efficiency and value for money (for example, redecorating areas once compliance works are completed).

Associated and ancillary works may include, but are not limited to, the following:

- 1) Provision of relevant access solutions including scaffolding, mobile platforms, hoists, and any other temporary works required to facilitate safe delivery of the core works or associated tasks.
- 2) Asbestos surveys, testing and licensed asbestos removal, where materials containing asbestos are identified or suspected in areas affected by the works.
- 3) Demolition, excavation and earthworks
- 4) External works and drainage
- 5) Concrete works, brickwork and blockwork
- 6) Fencing and gates
- 7) Roofing
- 8) Carpentry and joinery
- 9) Glazing and metalwork
- 10) Plasterwork and other floor, wall and ceiling finishes

- 11) Painting and decorating, sealants
- 12) Plumbing and heating installations
- 13) Electrical works, including maintenance of electrical heating systems
- 14) Installation of smoke, heat and carbon monoxide detectors
- 15) Injected damp proof courses, and fungus/beetle eradication
- 16) External insulation

Associated and ancillary works will be instructed on an as required basis and must be priced in accordance with the Schedule of Rates included within the Pricing Framework forming part of the tender documents. The inclusion of these works within this Lot is intended to give members a flexible and integrated service, enabling works to be delivered efficiently, safely, and to a consistently high standard without the need to engage multiple Suppliers.

Lot value (estimated)

- £31,000,000 excluding VAT
- £37,200,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71000000 - Architectural, construction, engineering and inspection services

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

Maximum percentage fee charged to suppliers

2%

Framework operation description

Full details are available in the tender documents. The framework agreement is in the form of a FAC-1 contract with amendments allowing for call-off contracts to be awarded by award with or without further competition in accordance with the rules set out in the framework agreement. A copy of the framework agreement is available as part of the tender pack and interested bidders should read this carefully.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Although the organisations listed above reflect Eastern Procurement's current

membership, our organisation is expected to grow and evolve over the duration of the Framework. As such, Suppliers should be aware that access to the Framework may extend beyond the existing Member base. In addition to Registered Providers and Local Authority Members, the Framework may also be used by a range of other public sector and third sector bodies. This may include (but is not limited to):

- Local authorities for use on non-housing buildings (e.g. public offices or community buildings)
- NHS bodies
- Charities and voluntary sector organisations
- Joint ventures involving public sector partners
- Local education establishments, including schools and academies

In addition this will include any entity which meets the definition of "Contracting Authority" within the meaning of the Procurement Act 2023 is entitled to access the framework.

Participation

Particular suitability

Lot 1. Lot 1 - Windows, Doors and Roofline (Supply Only and Supply & Fit)

Lot 2. Lot 2 - Fire Doors (Supply & Fit)

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

Submission

Tender submission deadline

10 October 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/epl/asp/home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

19 December 2025

Recurring procurement

Publication date of next tender notice (estimated): 2 August 2029

Award criteria

Name	Description	Type
Simple description	A price per quality point ratio will be applied. Each Tenderer's total price will be divided by their quality score to calculate a price per quality point. The Tenderer with the lowest ratio will be ranked first, with others ranked in ascending order.	Price

Weighting description

A price per quality point ratio will be applied. Each Tenderer's total price will be divided by their quality score to calculate a price per quality point. The Tenderer with the lowest ratio will be ranked first, with others ranked in ascending order.

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://in-tendhost.co.uk/epl.aspx/home>

Contracting authority

EASTERN PROCUREMENT LIMITED

- Companies House: 08351985

The Old Granary Grange Farm

Norwich

NR16 1ET

United Kingdom

Contact name: Leigh-Anne Franklin

Telephone: 01508488244

Email: procurement@eastern-procurement.co.uk

Website: <https://eastern-procurement.co.uk/>

Region: UKH17 - Breckland and South Norfolk

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)