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Tender

EEM0073 Windows and Doors Framework

EFFICIENCY EAST MIDLANDS LIMITED

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

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Scope

Description

Efficiency East Midlands (EEM) are conducting this tender exercise 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
- SafeContractor
- 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 Wednesday October 2025 with a submission deadline of Monday 22nd December 2025.

The call-off contracts to be awarded pursuant to the Framework Agreements to be entered at conclusion of the procurement exercise begun by the publication of the Contract Notice may extend for a duration of five years beyond expiry of the four-year term of the Framework Agreement.

Please note that the total potential framework value takes into consideration the lot structure, length of call off contracts and that the EEM membership may grow over the framework lifetime.

The potential value stated within this notice is in relation to the full four year framework and the total potential value of £200,000,000 will be split into Lot 1 £140,000,000 and Lot 2 £60,000,000, with an estimated NHS spend of £5,000,000 across both lots.

Where the contract notice states a maximum of suppliers to be appointed to the framework, EEM reserve the right to appoint less than the numbers stated.

The framework being procured by EEM on behalf of the organisations that have been accepted as authorised users.

Authorised users are classed as any current company law member, any future company law members and any user that has been authorised access to the frameworks and other public procurement tools provided by EEM.

EEM is incorporated as a company limited by guarantee and is owned and governed by a small number of organisations who make up our 'Company Law Members', all of which are Contracting Authorities in their own right. The Framework Agreements being procured by the procurement exercise begun by the publication of the Contract Notice will be entered by EEM as the Contracting Authority which will have undertaken and completed that procurement exercise. Any reference in the Contract Notice or tender documents to Contracting Authority is deemed to be and include a reference to EEM.

The organisations entitled to access and use the Framework Agreements to be awarded at conclusion of the procurement exercise by publication of the Contract Notice are:

Any current EEM Member - being an organisation which is a Company Law Member of EEM at the date this Contract Notice and being one of the organisations who owns and governs EEM;

Any Future Member of EEM, from time to time Company Law Members and The EEM Board may appoint additional organisations to become Company Law Members. All future Members will also be Contracting Authorities in their own right; and;

A Framework User - being an organisation who has signed and agreed to the terms of accessing EEM Frameworks and who is authorised to access the frameworks and other public procurement tools provided by EEM.

EEM frameworks may accessed by all publicly funded organisations. Frameworks can be used by any organisation that falls in to one or more of the categories listed below and can be identified through the links provided as users with the Public Contracts Regulations 2015 or the Procurement Act 2023.

The list of potential framework users below is not an exhaustive of all organisations who can utilise EEM services, access will be granted to any publicly funded organisation.

Registered Social Landlords in England and Wales, including but not limited to:

1. Registered Social Landlords in England and Wales, including but not limited to <https://www.gov.uk/government/publications/registered-providers-of-social-housing>
2. Local Authorities, including but not limited to England and list of council in Wales.
3. National Health Services (NHS) bodies including NHS Trusts, foundation trusts, Integrated Care Boards or Partnerships, GP federations and other health and social care providers within England and Wales.
4. All emergency services including Police Forces, fire and rescue departments and emergency medical services.
5. All education establishments including but not limited to, schools maintained by local authorities, academy trusts, colleges, universities and other further education establishments.
6. Registered Charities with a relevant link to the core purpose and services provided by EEM.
7. All other contracting authorities as defined in the Public Contracts Regulations 2015 or the Procurement Act 2023.

Commercial tool

Establishes a framework

Total value (estimated)

- £200,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 20 April 2026 to 19 April 2030
- 4 years

Main procurement category

Goods

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

Lot value (estimated)

- £140,000,000 including VAT

Framework lot values may be shared with other lots

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.

Lot value (estimated)

- £60,000,000 including VAT

Framework lot values may be shared with other lots

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

8

Maximum percentage fee charged to suppliers

1.5%

Framework operation description

The completed price schedules (Part C) will be used to evaluate and appoint Contractors on to the Framework and will form the basis of the EEM pricing for the commencement of the Framework (Framework Base Rates). All pricing submitted in Part C is deemed to be a ceiling rate, Contractors will be able to discount these rates based on volume and requirements of an individual Call Off Agreement but will not be able to increase rates.

The only exception to this is where additional services or requirements are requested that are over above the original Framework specification.

Members do not require separate prelims and Contractors will be asked to provide a cost inclusive of prelims. If separate prelims are required, this will be agreed and priced at the time of call off.

EEM will require a commission fee for the works. This shall be added to the Part C - Price Schedule of Rates post-tender and should NOT be included within the submitted Part C - Price Schedule. The Contractors cost for the management and payment of the fee shall be included.

The Framework Base Rates within the Price Framework (Part C) document will be fixed until for the first 12 months following the commencement date for the Framework. The rates shall be negotiated for each additional 12-month period. Negotiations will be based on evidence provided to support increased labour, material and overhead costs. A minimum of 30 days' notice must be provided to EEM before any increases can be applied to the Framework rates.

Contractors will be required to submit a Price Change Request Form, one calendar month before the end of the current fixed priced period. Any proposed price change will apply to all schedules within your pricing schedule.

Individual rates cannot but increased disproportionately, particularly where the intention is to correct deliberate low pricing within the original tender. Any price change requests agreed by EEM will be applied to your pricing schedules and will form the basis of any award without further competition (direct award) call off and set the ceiling rate for mini competitions for the next 12 months.

Each Call Off Agreement will be awarded on the basis of fixed pricing for an initial agreed period. Thereafter, where the rates are in line with the EEM pricing schedule any changes accepted will be applied to the Call Off Agreement. Where the Call Off Agreement has been awarded following a mini competition, any requests for a price change must be in line with the terms agreed within the contract.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Efficiency East Midlands (EEM Ltd) is a not-for-profit procurement consortium set up to drive cost and efficiency savings in the public sector.

Our membership includes organisations providing services to the whole public sector including organisations such as Housing Associations and ALMO's, Local Authorities, NHS Trusts, Education Providers, Emergency Services, Government Agencies and Charities.

EEM also work in collaboration with 3 like-minded procurement consortia - Westworks, South East Consortium and Advantage South West. This means that on behalf of our

Members, the Consortiums can utilise each other's Frameworks.

This Framework will be available to all members from other consortia but managed by the EEM Team.

All current and future members of EEM are able to access this Framework. For a full list of current Members please refer to <https://eem.org.uk/membership/members>.

Contracting authority location restrictions

- 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

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

Enquiry deadline

8 December 2025, 12:00pm

Tender submission deadline

22 December 2025, 12:00pm

Submission address and any special instructions

Submissions must be made via Delta e-sourcing portal: <https://www.delta-esourcing.com/>

Access code: HT65FVBY79

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 March 2026

Award criteria

| Name | Description | Type | Weighting |
|--|---|---------|-----------|
| Contractor Presentation | As part of the tender assessment for this Framework, EEM will be inviting Bidders to attend a presentation session. Presentations will be held between January and February 2026 via Microsoft Teams or attendance at the EEM offices. | Quality | 45% |
| Carbon Reduction and Sustainability and Social Value | Carbon Reduction and Sustainability and Social Value - How Contractors will deliver works in a sustainable and environmentally friendly manner. Social Value - How Contractors will meet social value targets and improve the social, economic and environmental wellbeing of their local area. | Quality | 15% |

| Name | Description | Type | Weighting |
|-------------------------------------|---|-------|-----------|
| Schedule of Rates - Doors | Carbon Reduction and Sustainability and Social Value - How Contractors will deliver works in a sustainable and environmentally friendly manner. Social Value - How Contractors will meet social value targets and improve the social, economic and environmental wellbeing of their local area. | Price | 12% |
| Schedule of Rates - uPVC Windows | Carbon Reduction and Sustainability and Social Value - How Contractors will deliver works in a sustainable and environmentally friendly manner. Social Value - How Contractors will meet social value targets and improve the social, economic and environmental wellbeing of their local area. | Price | 12% |

| Name | Description | Type | Weighting |
|------------|---|-------|-----------|
| Scenario 1 | Carbon Reduction and Sustainability and Social Value - How Contractors will deliver works in a sustainable and environmentally friendly manner. Social Value - How Contractors will meet social value targets and improve the social, economic and environmental wellbeing of their local area. | Price | 7% |
| Scenario 2 | Carbon Reduction and Sustainability and Social Value - How Contractors will deliver works in a sustainable and environmentally friendly manner. Social Value - How Contractors will meet social value targets and improve the social, economic and environmental wellbeing of their local area. | Price | 3% |

| Name | Description | Type | Weighting |
|--|---|-------|-----------|
| Schedule of Rates - Door Extras | Carbon Reduction and Sustainability and Social Value - How Contractors will deliver works in a sustainable and environmentally friendly manner. Social Value - How Contractors will meet social value targets and improve the social, economic and environmental wellbeing of their local area. | Price | 2% |
| Schedule of Rates - Door Slide Screen | Carbon Reduction and Sustainability and Social Value - How Contractors will deliver works in a sustainable and environmentally friendly manner. Social Value - How Contractors will meet social value targets and improve the social, economic and environmental wellbeing of their local area. | Price | 2% |

| Name | Description | Type | Weighting |
|--------------------------------|---|-------------|------------------|
| Surveys and Additional Charges | Carbon Reduction and Sustainability and Social Value - How Contractors will deliver works in a sustainable and environmentally friendly manner. Social Value - How Contractors will meet social value targets and improve the social, economic and environmental wellbeing of their local area. | Price | 2% |

Other information

Conflicts assessment prepared/revised

Yes

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