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Tender

EEM0075 - Lifts and Mobility Lift Solutions Framework

EFFICIENCY EAST MIDLANDS LIMITED

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

Notice identifier: 2025/S 000-064841

Procurement identifier (OCID): ocds-h6vhtk-051fb9 ([view related notices](#))

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Scope

Reference

EEM0075

Description

Efficiency East Midlands Limited (EEM) are conducting this tender exercise to procure a Lifts and Mobility Lift Solutions Framework to replace our existing Frameworks (EEM0075 Lift Installation, Refurbishment, Servicing and Maintenance Works Framework and EEM0050 Stairlifts, Hoists and Disabled Adaptations Framework) which will expire on 18th April 2026.

EEM are looking to run a procurement exercise to establish a Framework of Contractors to undertake Lifts and Mobility Lift Solutions, the Framework will be split into the following Lots:

- Lot 1 - Lift Installation and Refurbishment
- Lot 2 - Lift Maintenance and Servicing

- Lot 3 - Mobility Lift Solutions

Services delivered via this Framework will be to domestic and commercial properties.

Lot 1 is being created to support Members undertake the safe and compliant installation of new bespoke through floor lifts solutions or refurbishment and modernisation works to existing lifts.

Lot 2 is being created to support Members undertake the safe and compliant maintenance & servicing of all types of existing through floor lift solutions. The Framework servicing and maintenance programme will provide assurance to members with existing equipment life expectancy through regular preventative maintenance to enhancing lift reliability and performance whilst reducing running costs and maximising energy efficiency.

Lot 3 is being created to support Members undertake the safe and compliant Mobility Solutions such as supply and installation of stairlifts, hoists and disabled adaptations. Stairlift installations and servicing will cover a varied scope of stairlifts in different heights, seat widths and to suit curved and straight staircases and a range of budgets. This lot will be further divided into geographical sub-lots.

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

Please note that the total potential framework value stated within this notice is in relation to the full 4-year framework and takes into consideration the lot structure, length of call off contracts and that the EEM membership may grow over the framework lifetime.

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

The Framework is 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 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 begun 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 of 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 be accessed by all publicly funded organisations. Frameworks can be used by any organisation that falls into one or more of the categories listed below and can be identified through the links provided as users in accordance with the Procurement Act 2023.

The list of potential framework users below is not 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 councils in Wales.
3. National Health Service (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 Procurement Act 2023.

Commercial tool

Establishes a framework

Total value (estimated)

- £100,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 20 April 2026 to 19 April 2030
- 4 years

Main procurement category

Services

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. Lift Installation and Refurbishment

Description

The Scope for Lot 1 has been put together to ensure our members and users can call upon to select a suitable qualified and experienced Contractors to undertake the safe and compliant installation of new bespoke through floor lifts solutions or refurbishment and modernisation works to existing lifts.

Modernisation and refurbishment works may comprise of partial or full modernisation works, lift car refurbishment or upgrading works to meet the latest DDA standards and current safety regulations standards. Refurbishment works maybe solely for the purpose of enhancing lift reliability and performance whilst reducing running costs and maximising energy efficiency.

There are no guarantees with regards to values and volume of works to be let through this Framework.

The typical types of lifts covered under this Framework will be low and high rise. Please

note this Framework Lot 1 is solely for Installation, Modernisation works to through floors lifts and does not cover lift consultancy works. EEM have an alternative route for consultancy services under DPS0010.

Lot value (estimated)

- £40,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 42416100 - Lifts
- 42416120 - Goods lifts
- 42416130 - Mechanical lifts
- 50750000 - Lift-maintenance services

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. Lift Servicing and Maintenance

Description

The Scope for Lot 2 has been put together to ensure our members and users can call upon to select a suitable qualified and experienced Contractors to undertake the safe and compliant Maintenance & Servicing of all types of existing through floor lift solutions.

The Framework servicing and maintenance programme will provide assurance to

members with existing equipment life expectancy through regular preventative maintenance to enhancing lift reliability and performance whilst reducing running costs and maximising energy efficiency.

The Member will work with the Lift Contractor to agree a schedule for which lift components to be retained, modified, or replaced with new equipment from inspections.

Lot value (estimated)

- £30,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 42416100 - Lifts
- 42416120 - Goods lifts
- 42416130 - Mechanical lifts
- 50750000 - Lift-maintenance services

Same for all lots

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

Lot 3. Mobility Lift Solutions

Description

The Scope for Lot 3 has been put together to ensure our members and users can call upon to select a suitable qualified and experienced Contractors to undertake the safe and compliant installation, servicing and any subsequent repairs of Mobility Solutions such as

straight and curved stairlifts, hoists & through floor lifts.

Stairlift installations and servicing will cover a varied scope of stairlifts in different heights, seat widths and to suit curved and straight staircases and a range of budgets.

The typical types of works to be covered by this Framework are detailed below;

- Service and maintenance of stair-lifts
- Service and maintenance of ceiling track hoists
- Service and maintenance of disabled access platform and step lifts
- Repairs or replacement parts service
- Removal of and where required disposal of, redundant stair-lifts and hoist equipment
- Re-siting of existing equipment which is no longer under manufacturers warranty.
- Supply and installation of new stairlifts, internal and external.
- Supply and installation of new ceiling track hoists
- Supply and installation of through floor lifts
- Supply and installation of internal and external step lifts and platform lifts
- Refitting of reconditioned equipment
- Associated Surveys and Drawings

Installation of commercial disabled lifts will be covered via this Framework but due to the varying specifications and requirements any commercial disabled lifts will be via mini competition only.

Lot value (estimated)

- £30,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 42416100 - Lifts
- 42416110 - Bath lifts
- 42416300 - Hoists
- 44115600 - Stairlifts

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

32

Maximum percentage fee charged to suppliers

1.5%

Framework operation description

Efficiency East Midlands Limited (EEM) is conducting an open tendering procedure in accordance with sections 19 to 24 of the Procurement Act 2023 to establish a Lifts and Mobility Lift Solutions Framework to replace our existing Frameworks (EEM0075 Lift Installation, Refurbishment, Servicing and Maintenance Works Framework and EEM0050 Stairlifts, Hoists and Disabled Adaptations Framework) which will expire on 18th April 2026

The Framework agreement will be for a period of 48 months, running from Monday 20th April 2026 to Friday 19th April 2030. There will be a two year break clause for any NHS Authorities using the framework. The two year break clause will be reviewed on 19th April 2028.

A maximum of 8 Contractors may be appointed onto each of the geographical lots of the Framework, ensuring that all our member's requirements are covered taking into consideration the range of locations our members are located in.

EEM Members and Users can award contracts with suppliers on the framework using any of the following procedures:

- Award Without Competition
- Competitive Selection Process (Mini Competition)

The call-off contract to be awarded pursuant to the Framework Agreements may be entered into at any time during the term of the Framework Agreement and may continue for a duration of up to five years beyond expiry of the four-year term of the Framework Agreements.

Please refer to the procurement documentation for further information on how the framework will operate.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Any current EEM Member which is a Company Law Member of EEM at the date of 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 who has signed and agreed to the terms of accessing EEM

Frameworks and is authorised to access the frameworks procurement tools provided by EEM.

This Framework will be managed by EEM and accessible to Westworks, South East Consortium & Advantage South West Members and Users.

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. Lift Installation and Refurbishment

Lot 2. Lift Servicing and Maintenance

Lot 3. Mobility Lift Solutions

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

Submission

Enquiry deadline

22 December 2025, 2:00pm

Tender submission deadline

9 January 2026, 2:00pm

Submission address and any special instructions

Tenders must be completed and submitted electronically via <https://www.delta-esourcing.com/> access code: B5GM2MUG3Z. Any submissions received via email (or other means) will be rejected.

Completed tenders must be uploaded by 14.00 hours on Friday 9th January 2026 to be considered for evaluation.

The Tenderbox will automatically close at 14.00 hours on Friday 9th January 2026 at which point no documents will be accepted into the system.

We will not accept any submissions after the closing date and time so please ensure that you allow yourself plenty of time when completing and uploading your submission to the portal. This includes any submissions started but not completed prior to the deadline.

If you are experiencing problems, then please contact the Delta eSourcing helpdesk on 0800 923 9236 or email helpdesk@delta-esourcing.com alternatively you can use the live chat function for further assistance.

We will treat all submissions as confidential. All costs associated with the preparation of

the responses to this invitation to tender shall be borne in full by the tenderers.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

23 March 2026

Award criteria

Name	Description	Type	Weighting
Presentation	As part of the tender assessment for this Framework, EEM will be inviting bidders to attend a presentation session. The Presentation session will include presenting on a scenario and additional questions. All off the presentation questions and evaluation criteria has been disclosed to bidders within the Part D Tender Assessment document .	Quality	45%

Name	Description	Type	Weighting
Price	<p>As part of the tender evaluation process, 40% of the overall assessment for each lot will be based on pricing. This will be determined through the completion of Part C - Pricing Schedule. Each lot has its own pricing document . Lot 1 Pricing has 40% allocated to pricing split as follows: Lot 1 Call Out Rates - 19% Lot 1 Scenario a) - 7% Lot 1 Scenario b) - 7% Lot 1 Scenario c) - 7% Lot 2 Pricing has 40% allocated to pricing split as follows: Lot 2 Call Out Rates - 5% Lot 2 Schedule of Rates - 15% Lot 2 Maintenance & Servicing - 15% Lot 2 Supplementary Test - 5% Lot 3 Pricing has 40% allocated to pricing split as follows: Installation - 8% Service and Maintenance - 8% Repairs - 8% Scenario - 12% Labour Rates and Call Out - 4%</p>	Price	40%

Name	Description	Type	Weighting
Social Value and Sustainability Assessment	As part of the tender assessment for all three lots of this Framework, 15% has been allocated to Social Value and Sustainability and bidders will need to pass the Pass/Fail questions and answer the weighted questions in this section.	Quality	15%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

n/a

Documents

Associated tender documents

<http://www.delta-esourcing.com>

Click the link www.delta-esourcing.com

Click the Supplier Registration link at the top right of the page

Complete and submit the registration form

Click the link and sign in with your username and password:

login.bipsolutions.com/cas/login

Click 'Response Manager' to view open invitations and search for opportunities

ACCESS CODE: B5GM2MUG3Z

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Contracting authority

EFFICIENCY EAST MIDLANDS LIMITED

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

3 Maisies Way

Alfreton

DE55 2DS

United Kingdom

Contact name: Rosie Maltby

Email: tenders@eem.org.uk

Region: UKF12 - East Derbyshire

Organisation type: Public authority - sub-central government