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Tender

Windows and Doors - Competitive Flexible Procedure

LiveWest Homes Limited

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

Notice identifier: 2025/S 000-066747

Procurement identifier (OCID): ocds-h6vhtk-05cfd7

Published 20 October 2025, 2:17pm

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Scope

Reference

DN794727

Description

The information provided in this notice will apply to the LiveWest contract part of this procurement only

LiveWest Homes Limited are looking to:

A) appoint window and door contractors across various regions within the South West to a LiveWest contract

B) and also establish (under a separate but linked notice) a framework of window and door contractors for current and future Advantage South West members

in a single joint procurement process.

Due to FTS notice linking restrictions, this notice could not be formally linked to the ASW notice but it is linked - see notice reference above

Total value (estimated)

- £33,300,000 excluding VAT
- £39,960,000 including VAT

Above the relevant threshold

Main procurement category

Works

CPV classifications

- 44221000 - Windows, doors and related items
- 45421100 - Installation of doors and windows and related components
- 45421130 - Installation of doors and windows
- 45421132 - Installation of windows
- 45421131 - Installation of doors
- 45421110 - Installation of door and window frames
- 45000000 - Construction work

Lot constraints

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

For the LiveWest contract - Bidders can apply for more than one lot (please note the limitations of Lot 3 (A,B & C) as set out in 3.5 below), but will be limited to winning no more than one lot. LiveWest will appoint one contractor per Lot / workstream.

For the ASW contract - the top 5 scoring contractors will be awarded a place on the ASW framework with direct award call-off in ranking order or mini-competition

Not the same for all lots

Contract locations and contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1A. UPVC Windows and Patio Doors - South Devon

Description

Supply & Installation of Windows and Patio Doors (South Devon)

Lot value (estimated)

- £12,500,000 excluding VAT
- £15,000,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2031
- Possible extension to 31 August 2036
- 10 years

Description of possible extension:

The contract will be for an initial term of 5 years extendable at the Client's sole option for a period of 5 years, giving a total of 10 years (the Term).

Contract locations

- UKK4 - Devon

Same for all lots

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

Lot 1B. UPVC Windows & Patio Doors - North Devon & South Somerset

Description

Supply & Installation of windows and patio doors - North Devon & South Somerset

Lot value (estimated)

- £12,000,000 excluding VAT
- £14,400,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2031
- Possible extension to 31 August 2036
- 10 years

Description of possible extension:

The contract will be for an initial term of 5 years extendable at the Client's sole option for a period of 5 years, giving a total of 10 years (the Term).

Contract locations

- UKK4 - Devon
- UKK2 - Dorset and Somerset

Same for all lots

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

Lot 2A. UPVC & Composite Doors - all regions

Description

Supply & Install UPVC & composite doors - All regions

Lot value (estimated)

- £3,500,000 excluding VAT
- £4,200,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2031
- Possible extension to 30 August 2036
- 9 years, 11 months, 30 days

Description of possible extension:

The contract will be for an initial term of 5 years extendable at the Client's sole option for a period of 5 years, giving a total of 10 years (the Term).

Contract locations

- UKK - South West (England)

Same for all lots

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

Lot 3A. Windows and Doors - Cornwall

Description

Supply & Installation of windows and doors - Cornwall

Lot value (estimated)

- £1,000,000 excluding VAT
- £1,200,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2031
- Possible extension to 31 August 2036
- 10 years

Description of possible extension:

The contract will be for an initial term of 5 years extendable at the Client's sole option for a period of 5 years, giving a total of 10 years (the Term).

Contract locations

- UKK3 - Cornwall and Isles of Scilly

Same for all lots

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

Lot 3B. Windows and Doors - Devon

Description

Supply & Installation of windows and doors - Devon

Lot value (estimated)

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2031
- Possible extension to 31 August 2036
- 10 years

Description of possible extension:

The contract will be for an initial term of 5 years extendable at the Client's sole option for a period of 5 years, giving a total of 10 years (the Term).

Contract locations

- UKK4 - Devon

Same for all lots

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

Lot 3C. Windows and Doors - Bristol, Bath & West of England

Description

Supply & install Windows and Doors - Bristol, Bath & West of England

Lot value (estimated)

- £300,000 excluding VAT
- £360,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2031
- Possible extension to 31 August 2036
- 10 years

Description of possible extension:

The contract will be for an initial term of 5 years extendable at the Client's sole option for a period of 5 years, giving a total of 10 years (the Term).

Contract locations

- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area

Same for all lots

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

Lot 4A. Block Entrance Doors - All regions

Description

Supply and install Block Entrance Doors - All regions

Lot value (estimated)

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Contract dates (estimated)

- 1 September 2026 to 31 August 2031
- Possible extension to 31 August 2036
- 10 years

Description of possible extension:

The contract will be for an initial term of 5 years extendable at the Client's sole option for a period of 5 years, giving a total of 10 years (the Term).

Contract locations

- UKK - South West (England)

Same for all lots

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

Participation

Legal and financial capacity conditions of participation

Lot 1B. UPVC Windows & Patio Doors - North Devon & South Somerset

Lot 3A. Windows and Doors - Cornwall

Lot 3B. Windows and Doors - Devon

Lot 3C. Windows and Doors - Bristol, Bath & West of England

Lot 4A. Block Entrance Doors - All regions

Will be stated in the ITT

Lot 2A. UPVC & Composite Doors - all regions

Will be stated within the ITT

Technical ability conditions of participation

Lot 1B. UPVC Windows & Patio Doors - North Devon & South Somerset

Lot 3A. Windows and Doors - Cornwall

Lot 3B. Windows and Doors - Devon

Lot 3C. Windows and Doors - Bristol, Bath & West of England

Lot 4A. Block Entrance Doors - All regions

Will be stated in the ITT

Lot 2A. UPVC & Composite Doors - all regions

Will be stated within the ITT

Particular suitability

Lot 1A. UPVC Windows and Patio Doors - South Devon

Lot 1B. UPVC Windows & Patio Doors - North Devon & South Somerset

Lot 2A. UPVC & Composite Doors - all regions

Lot 3A. Windows and Doors - Cornwall

Lot 3B. Windows and Doors - Devon

Lot 3C. Windows and Doors - Bristol, Bath & West of England

Lot 4A. Block Entrance Doors - All regions

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

27 November 2025, 11:00am

Submission type

Tenders

Tender submission deadline

27 November 2025, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Advert?advertId=48a1143e-b5ad-f011-813a-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 June 2026

Award criteria**Lot 1A. UPVC Windows and Patio Doors - South Devon**

Name	Description	Type
Price	Will be stated within the ITT - 2nd stage	Price
Quality	Will be stated within the ITT - second stage	Quality

Weighting description

Will be stated within the ITT

Lot 1B. UPVC Windows & Patio Doors - North Devon & South Somerset

Name	Description	Type
Quality	Will be stated in the ITT - Second stage	Quality

Weighting description

Price

Lot 2A. UPVC & Composite Doors - all regions

Name	Description	Type
Quality	Will be stated within the ITT	Quality

Weighting description

Pricing

Lot 3A. Windows and Doors - Cornwall

Lot 3B. Windows and Doors - Devon

Lot 3C. Windows and Doors - Bristol, Bath & West of England

Lot 4A. Block Entrance Doors - All regions

Name	Description	Type
Quality	Will be stated in the ITT	Quality

Weighting description

Pricing

Other information

Payment terms

Will be stated within the ITT - second stage

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Lot 1 - Stage 1 - Conditions of Participation > Stage 2 - ITT (Tender) > Stage 3 - Dialogue
> Stage 4 - Final ITT (Tender)

The advantage of the Competitive Dialogue process is that it will enable LiveWest to engage in dialogue with bidders in relation to their initial submissions. This will enable LiveWest to understand how they will work with LiveWest to develop and deliver the programme of work.

The outcome of these discussions will be a further refinement of the model to enable bidders to make a final tender with the comfort of this being a more informed offer following dialogue.

Lots 2-4 - Stage 1 - Conditions of Participation > Stage 2 - ITT (Tender)

Documents

Documents to be provided after the tender notice

Electronically via LiveWest's ProContract portal

<https://procontract.due-north.com/Advert?advertId=48a1143e-b5ad-f011-813a-005056b64545>

Contracting authority

LiveWest Homes Limited

- Public Procurement Organisation Number: PCRN-5716-MJRP

1 Wellington Way

Exeter

EX5 2FZ

United Kingdom

Contact name: Phil Blackmore

Email: phillip.blackmore@livewest.co.uk

Website: <https://www.livewest.co.uk/>

Region: UKK43 - Devon CC

Organisation type: Public authority - sub-central government