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Tender

## **Repair, Replacement of Windows, Doors and associated Works**

Shropshire Towns and Rural Housing

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

Notice identifier: 2025/S 000-074192

Procurement identifier (OCID): ocds-h6vhtk-059e81 ([view related notices](#))

Published 14 November 2025, 8:23pm

### **Scope**

### **Reference**

ID557

### **Description**

STAR Housing is launching a four-to-five-year programme to repair, replace, and install windows, doors, and associated works across its housing portfolio. The initiative aims to provide safe, energy-efficient homes that meet the requirements of Awaab's Law, the Decent Homes Standard and the government target for all properties to achieve EPC Band C by 2030. It also supports STAR Housing's long-term net zero carbon ambitions in line with its Retrofit Strategy.

To support this, the Contracting Authority seeks the replacement of windows and associated doors to approximately 3,100 homes over a four-year delivery period to the main fabric of the home. The contract is for a five year period providing programme flexibility and will incorporate specialist repairs of windows and doors operating in partnership with our in-house repairs team.

The key requirements include:

1. Install new, high-performance windows that meet or exceed current building regulations achieving a U-value of 0.82 W/m<sup>2</sup>K or better.
2. Install new, high performance composite front doors providing tenants a modern option of four colours and four designs, with the option of composite or uPVC rear doors.
3. Complete emergency repairs within 4 hours, all other day-to-day repairs within 28 days, achieving a 14 day repair completion by year two of the contract and a seven day repair by year three of the contract. Repairs should be prioritised based on individual tenant needs, even where the issue does not meet the definition of an emergency.
4. Deliver all associated works, including the management of asbestos removal, replacement of soffits and fascia's where required, making good any damage, removal of clay sills where present, provision of access and access arrangements, installation of lintels, removal and refitting of tenant blinds, and consideration of tenant-specific requirements throughout the works following a tenant centric approach

### **Total value (estimated)**

- £23,249,998 excluding VAT
- £27,900,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 July 2026 to 30 June 2029
- Possible extension to 30 June 2031
- 5 years

Description of possible extension:

There will be one extension option after 3 years. The contract can be established by up to

24 months based on performance and available funding from STAR Housing.

## **Options**

The right to additional purchases while the contract is valid.

True

## **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

## **Contract locations**

- UKG2 - Shropshire and Staffordshire

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## **Participation**

### **Legal and financial capacity conditions of participation**

See Document 1

## **Technical ability conditions of participation**

See Document 1

## **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

17 December 2025, 12:00pm

### **Submission type**

Requests to participate

### **Deadline for requests to participate**

17 December 2025, 12:00pm

### **Submission address and any special instructions**

<https://www.mytenders.co.uk/>

**Tenders may be submitted electronically**

Yes

**Languages that may be used for submission**

English

**Suppliers to be invited to tender**

5 suppliers

Selection criteria:

The criteria is fully described in Document 1 of the tender pack which will be available from MyTenders.

**Award decision date (estimated)**

29 April 2026

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**Award criteria**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Quality Criteria	The quality criteria detailed in Document 1	Quality	60.00%
Pricing (Commercials)	Pricing as detailed in Document 6 - Pricing Matrix	Price	40.00%

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## **Other information**

### **Applicable trade agreements**

- Government Procurement Agreement (GPA)

### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Competitive flexible procedure

### **Competitive flexible procedure description**

This Procurement is being conducted using the Competitive Flexible Procedure under Section 20 of the Act.

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## **Documents**

### **Documents to be provided after the tender notice**

Tender documents will be available via <https://www.mytenders.co.uk/>

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## **Contracting authority**

### **Shropshire Towns and Rural Housing**

- Companies House: 08289137

Mount McKinley

Shrewsbury

SY2 6FG

United Kingdom

Contact name: Gary Stephens

Telephone: +447484130029

Email: [gary.stephens@starhousing.org.uk](mailto:gary.stephens@starhousing.org.uk)

Website: <http://www.starhousing.org>

Region: UKG22 - Shropshire CC

Organisation type: Public authority - sub-central government