

# PVC-U and Timber Windows and Doors

1ST AUGUST 2022 – 31ST JULY 2026

WD2 Framework Guide



LHC procures frameworks, in accordance with The Public Contracts Regulations 2015, which can be used by local authorities, social landlords and other public sector bodies to procure works, products and services for the construction, refurbishment and maintenance of social housing, schools and public buildings.

Established in 1966, LHC are acknowledged as one of the most experienced and respected providers of procurement frameworks in the construction sector.

## LHC

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## ABOUT THIS FRAMEWORK

CN 2021/S 000-028428, CAN 2022/S 000-020415

This LHC framework has been developed to provide an efficient, value for money procurement route for local authorities, social landlords and other public sector bodies for the manufacture, supply and installation of PVC-U windows and doors, timber windows and doors and aluminium clad timber windows.

This framework agreement can be used for work in all types of public buildings and buildings managed using public funding including but not limited to:



### Residential

- Managed residential blocks
- Single occupier and multiple occupier dwellings – houses, flats, and residential including those requiring mobility solutions
- Common areas of residential blocks
- Low, medium and high-rise residential homes

The tender was carried out in strict accordance with the UK public sector procurement rules.

Places on the framework were awarded to seven different suppliers in three workstreams and across 11 regional lots.

The term of the framework is from **1st August 2022 to 31st July 2026**. However, individual call-off projects can be completed beyond the four-year duration of the framework as long as a contract is in place prior to the framework expiry date.



### Non Residential

- Care homes and sheltered accommodation
- Commercial office buildings, central or local housing team offices, halls and day care centres
- Municipal buildings such as libraries, sports halls, museums etc
- Other public buildings such as conference centres and other commercial buildings
- Educational buildings such as universities, schools, colleges and nurseries
- Research establishments
- Hospitals / hospital-related properties, health centres and GP surgeries
- Emergency services buildings

## LHC Lifetime Values

In addition to providing our clients with competitively tendered Framework Agreements for building works, goods, and services LHC is committed to delivering tangible social value and community benefits that meet local and regional needs. LHC work with our clients and appointed companies to ensure that wherever possible projects delivered using our Frameworks leave a social legacy.

LHC has aligned its activities to create the LHC Lifetime Values, which uses the four key value categories as identified in the value toolkit by the Construction Innovation Hub (CIH). CIH has been established by Government to progress innovation in the construction sector.

During the life of the Framework LHC will work with clients and appointed companies to promote, identify, implement, and monitor the impact of these value categories, which could be supported by social value and community benefit initiatives alongside the delivery of the works or service contracts in meeting local/regional needs.



# ABOUT THIS FRAMEWORK

## WORKSTREAM OPTIONS

- Workstream 1 (U11) –**  
**Manufacture, supply and installation of PVC-U Windows and Doors**

Covers the design, supply, installation of new PVC-U windows and doors and removal and replacement of old windows and doors for all types of public sector projects.
- Workstream 2 (T5 WS1) –**  
**Manufacture, supply and installation of Timber Windows and Doors**

Covers the design, supply, installation of new timber windows and doors and removal and replacement of old windows and doors for all types of public sector projects.
- Workstream 3 (T5 WS2) –**  
**Manufacture, supply and installation of Aluminium Clad Windows and Doors**

Covers the design, supply, installation of new aluminium clad timber windows and removal and replacement of old windows for all types of public sector projects.

Note: This framework is based on supply and install workstreams with a supply only option built into the specification should a client wish.

### SPECIFICATION









All services and works are provided in compliance with the current relevant Building Regulations for England, British/European Standards and are certified to PAS 24 Enhanced Security and accredited to Secured by Design where required.

All products are UKCA marked (CE mark accepted to 31st December 2022) in accordance with the Construction Products Regulations where relevant. Appointed Companies are members of various certification bodies and Trade Associations such as FENSA, GGF, CERTASS as approved by the DLUHC and UKAS accredited.



# ABOUT THIS FRAMEWORK

## CONTINUED

WINDOW/DOOR STYLES	PVC-U*	TIMBER**	ALUMINIUM CLAD
 Fixed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
 Side / top hung	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
 Tilt & Turn	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
 Top hung / fully reversible	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
 Vertical sliding sash		<input type="radio"/>	<input type="radio"/>
 Single leaf residential doorsets (front/rear doors)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
 French / Patio doorsets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
 Various options available Low rise curtain walling	<input type="radio"/>		

\*All using wholly or partially recycled materials, sustainably sourced.

\*\*All manufactured from certified sustainably sourced materials in compliance with EU timber regulations

### SERVICES

- Develop client brief
- Survey / design
- Technical design advice (product/planning/regulation)
- Production of design drawings for planning / approvals
- Provision of samples /resident choice exercises
- Full installation service to BS 8213-4 guidelines
- Provision of guarantees / warranties
- After sales service / KPI development



### PRODUCT WARRANTIES

ITEM	MINIMUM WARRANTY
Door leaf, frame, glazing	10 years – 25 years (lot dependant)
Locks, gaskets, weatherproofing	5 years
Vandal resistant products	5 years
Paints and stain finishes	3 years
General hardware items	2 years
Spare parts availability (from date of discontinuation)	5 years

EVALUATION  
CRITERIA

A single stage open tender process was used.

The following qualification criteria were used to assess the suitability of applicants:

Financial Due Diligence

Applicants were assessed on their turnover and checked via Credit Safe. The results of this check were assessed on a pass/fail basis.

In addition to the financial stability assessment, the minimum average annual turnover requirement for each value workstream, over 4 years, is £350,000.

Accreditations and Certifications

Applicants provided evidence they have in place the relevant **health and safety, environmental, equality and quality systems** listed below to be considered eligible for the Framework.

Health and Safety

The applicant must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with ISO 45001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

Environmental Management

UKAS (or equivalent) accredited independent third-party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate.

Quality Management

UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent).

Compliance with Equality Act 2010

Applicants were required to evidence through several confirmatory statements that they are compliant with the Equality Act 2010 and have robust measures in place to promote equality and diversity within their organisation.

Minimum Insurance Cover

Throughout the duration of the framework applicants are required to have the minimum levels of insurance as set out in the table below.

Applicable to all Workstreams	
Employers Liability Insurance	£5,000,000
Public Liability Insurance	£5,000,000
Professional Indemnity Insurance	£1,000,000
Product Liability Insurance	£2,000,000

AWARD WEIGHTING  
CRITERIA

Quality Weighting 70%

General Technical Capability Questions 40%

Technical Quality

Scenarios

CDM

Sustainability

Regional Capability Questions 20%

Addressing LHC Lifetime Values

Capability to deliver installation services across Midlands, London and South East England

Factory Inspections 10%

Price Weighting 30%

Profit and Overhead and Preliminaries 10%

Scenario Pricing and Regional Uplift 15%

Whole Life Costing 5%



70%  
Quality

30%  
Price





APPOINTED COMPANIES

WORKSTREAMS 1, 2 AND 3

Workstream 1 (U11) – PVC-U Windows and Doors





J I H F G



J1 J2 J4 I H

F G H1

Workstream 2 (T5 WS1) – Timber Windows and Doors



J I H F G

J1 J2 J4 I H

Workstream 3 (T5 WS2) – Aluminium Clad Windows and Doors



J I H F G

J1 J2 J4 I H

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[lse.lhcprocure.org.uk](http://lse.lhcprocure.org.uk)

APPOINTED COMPANIES

CONTINUED

Areas across Midlands, London and the South East

J South East England

J1 – Berkshire, Buckinghamshire and Oxfordshire

J2 – Surrey East & West Sussex

J3 – Hampshire & Isle of Wright

J4 – Kent

I London

I3 – Inner London West

I4 – Inner London East

I5 – Outer London – East & North East

I6 – Outer London – South

I7 – Outer London – West & North West

H East of England

H1 - East Anglia

H2 – Bedfordshire & Hertfordshire

H3 – Essex

F East Midlands

F1 – Derbyshire and Nottinghamshire

F3 – Lincolnshire

F2 – Leicestershire, Rutland and Northamptonshire

G West Midlands

G1 – Herefordshire, Worcestershire and Warwickshire

G2 – Shropshire and Staffordshire

G3 – West Midlands



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# CALL-OFF AWARD OPTION

## THE FRAMEWORK ALLOWS PARTNERS THE OPTION OF:

**Direct award** without further competition, where all terms and conditions of the call-off project are within the terms and conditions of the framework

OR

**Mini-competition**, where terms and conditions of the call-off may vary or be modified from the framework or at the choice of the Partner.

When calling off projects, clients can use any one of a range of standard forms of building contract including JCT/SBCC, NEC/NEC4, ACE, PPC, TPC, FAC1, or their own in-house agreement.

## ELIGIBILITY

LHC is a not-for-profit organisation, governed by public law and a central purchasing body providing procurement services. Over 200 publicly funded organisations throughout England use LHC frameworks to procure works, goods and services to construct, refurbish and maintain social housing, schools and public buildings:

- Local Authorities and any subsidiaries and joint-venture vehicles of those Local Authorities.
- Registered Social Landlords (RSL), Tenant Management Organisations (TMOs) & Arm's Length Management Organisations (ALMOs)
  - Registered Charities
  - Publicly Funded Schools
  - Universities and Further Education Establishments
  - Colleges
  - Police Forces
  - Fire and Rescue services
  - Health Authorities, Councils, Boards and Trusts

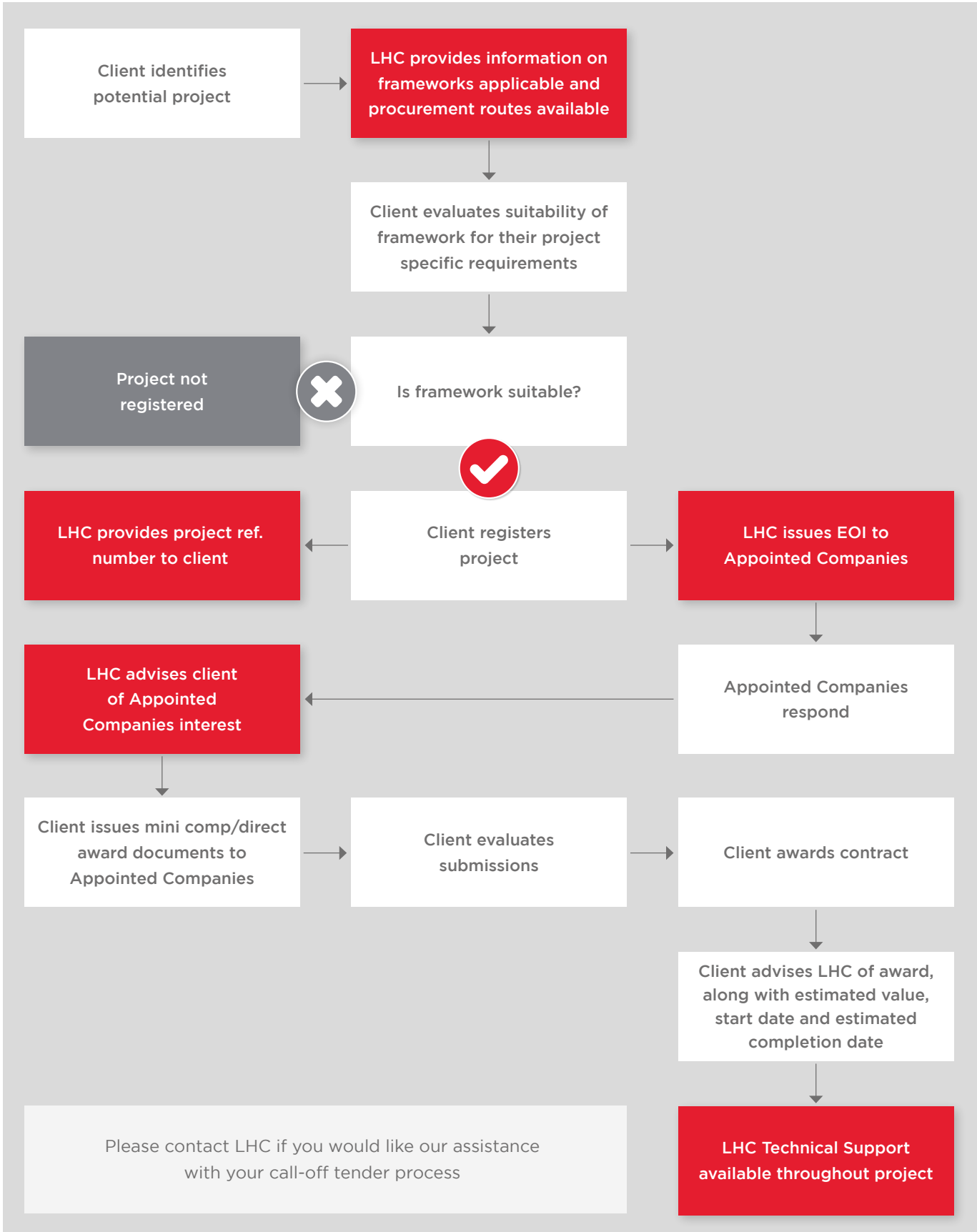
Details of those contracting authorities identified are listed at:  
[lse.lhcprocure.org.uk/who-we-work-with/](http://lse.lhcprocure.org.uk/who-we-work-with/)

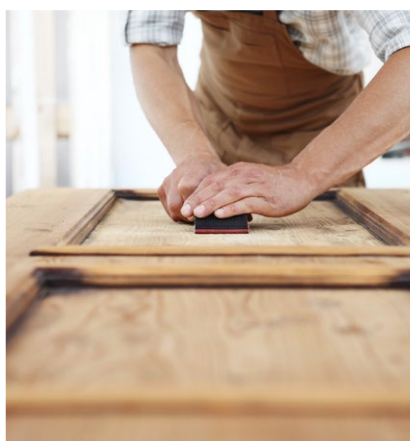
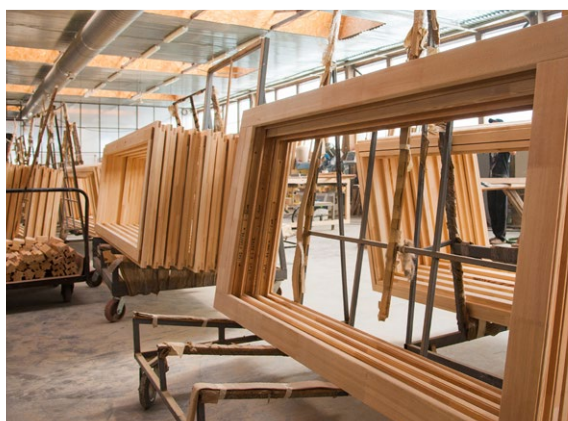
## GENERAL TERMS AND CONDITIONS

LHC uses the FAC-1 standard form of contract to manage our frameworks. The LHC pro forma, which should be read in conjunction with the FAC-1 in published form, details the terms and conditions that govern the operation of the framework, including the procedures to call off projects under

the framework. A free copy of the LHC proforma is available upon request. The FAC-1 in standard published form can be purchased at a negotiated rate from ACA, by emailing [office@acarchitects.co.uk](mailto:office@acarchitects.co.uk) and quoting discount code reference: LHCFAC2516102017.

# THE PROCESS OF USING OUR FRAMEWORK





In association with:

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