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Contract

East Cambridgeshire District Council Home Improvement Agency Disabled Adaptations Framework

East Cambridgeshire District Council

F03: Contract award notice

Notice identifier: 2025/S 000-000793

Procurement identifier (OCID): ocds-h6vhtk-03b554

Published 10 January 2025, 10:42am

Section I: Contracting authority

I.1) Name and addresses

East Cambridgeshire District Council

The Grange, Nutholt Lane,

Ely

CB7 4EE

Email

procurement@eastcambs.gov.uk

Country

United Kingdom

Region code

UKH12 - Cambridgeshire CC

Internet address(es)

Main address

<https://www.eastcambs.gov.uk/>

Buyer's address

<https://procontract@due-north.com/Login>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

East Cambridgeshire District Council Home Improvement Agency Disabled Adaptations Framework

Reference number

DN631841

II.1.2) Main CPV code

- 45262700 - Building alteration work

II.1.3) Type of contract

Works

II.1.4) Short description

East Cambridgeshire District Council Home Improvement Agency wishes to invite tenders for the provision of disabled adaptations to residential properties with the district. The total annual value of the 4 year framework is anticipated to be £3,200,000 per annum across all Lots and contractors.

There are 13 separate Lots:

- Lot 1 – Bathroom Works
- Lot 2 – Internal Works
- Lot 3 – External Works
- Lot 4 – External Access Works
- Lot 5 – Extensions
- Lot 6 – Service Supply Works 1
- Lot 7 – Service Supply Works 2
- Lot 8 – Service Supply Works 3
- Lot 9 – Service Supply Works 4
- Lot 10 - Specialist Works 1
- Lot 11 – Specialist Works 2
- Lot 12 – Specialist Works 3
- Lot 13 – Specialist Works 4

The appointed Contractors are expected to provide an extremely high-quality service at the Employer's properties and for Clients of those properties. This includes satisfactorily completing Orders within the specified time periods, good Client liaison, efficient and accurate record keeping, prompt submission of accounts and immediately responding to any complaints received.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £3,200,000

II.2) Description

II.2.1) Title

Bathroom Works

Lot No

1

II.2.2) Additional CPV code(s)

- 45211310 - Bathrooms construction work
- 45262700 - Building alteration work
- 45310000 - Electrical installation work
- 45332400 - Sanitary fixture installation work
- 51410000 - Installation services of medical equipment

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

Wet rooms

Over bath showers

Other associated bathroom works (non-structural building works etc)

Most of the contracts for Lot 1 will be for level access shower adaptations.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Internal Works

Lot No

2

II.2.2) Additional CPV code(s)

- 39141000 - Kitchen furniture and equipment
- 39221000 - Kitchen equipment
- 45262700 - Building alteration work
- 45320000 - Insulation work
- 51410000 - Installation services of medical equipment

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

- a. Door widenings
- b. Layout reconfiguration
- c. Internal insulation upgrades
- d. Kitchen adaptations
- e. Ancillary and preparation building works for specialist equipment (assistive WC, bath etc)
- f. General repairs (plaster, ceiling, structural etc)

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

External Works

Lot No

3

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

- a. Door and window widenings
- b. Ancillary and preparation building works for equipment (step lifts, heating etc)
- c. Designed foundations (underpinning, piling, raft etc)
- d. General repairs (render, mortar, guttering, structural etc)

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

External Access Works

Lot No

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work
- 45340000 - Fencing, railing and safety equipment installation work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

- a. Permanent ramps / slopes
- b. Pedestrian pathways
- c. Vehicle driveways and hard standings
- d. Lowered kerbing
- e. Fencing
- f. Civil / structural works (walls, retaining structures, culverts etc)

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Extensions

Lot No

5

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

Extensions to domestic dwellings.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Service Supply Works 1

Lot No

6

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work
- 45330000 - Plumbing and sanitary works
- 45331100 - Central-heating installation work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

- a. Heating conventional (gas / oil / electric etc. repairs and installation)
- b. Plumbing (repairs and installation) in connection with above
- c. Other associated works (preparation work and making good)

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Service Supply Works 2

Lot No

7

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work
- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

- a. Plumbing (repairs and installation)
- b. Other associated works (preparation work and making good)

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Service Supply Works 3

Lot No

8

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work
- 45310000 - Electrical installation work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

- a. Electrical (repairs and installation)
- b. Other associated works (preparation work and making good).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Service Supply Works 4

Lot No

9

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

a. Statutory undertakers (preparation works).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Specialist Works 1

Lot No

10

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work
- 45320000 - Insulation work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

a. External wall insulation

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Specialist Works 2

Lot No

11

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45261900 - Roof repair and maintenance work
- 45262700 - Building alteration work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

a. Roofing (flat, pitched etc roof repairs and new).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description**II.2.1) Title**

Specialist Works 3

Lot No

12

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work
- 45320000 - Insulation work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

a. Damp proofing (survey, report, repairs, new etc.).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Specialist Works 4

Lot No

13

II.2.2) Additional CPV code(s)

- 45262700 - Building alteration work
- 45320000 - Insulation work

II.2.3) Place of performance

NUTS codes

- UKH12 - Cambridgeshire CC

II.2.4) Description of the procurement

a. Sound deadening (survey, report, repairs, new etc.).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-008430](#)

Section V. Award of contract

Lot No

1

Title

Bathroom Works

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 14

Number of tenders received by electronic means: 14

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Chas D Allflatt Ltd

The Old Stables, 29A South Everard Street

Kings Lynn

PE30 5HJ

Country

United Kingdom

NUTS code

- UKH16 - North and West Norfolk

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Foster Building Services Ltd

Unit 5 Foster Business Park, 79 Boleness Road,

Wisbech

PE13 2XQ

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Westone Housing Limited

Suite 12, Westpoint Peterborough Business Park, Lynch Wood,

Peterborough

PE2 6FZ

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Aspire Adaptations Ltd

15A Saxon Business Park, Littleport,

Ely

CB6 1XX

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

CLC Contractors Ltd

Northbrook Industrial Estate, Vincent Avenue,

Southampton

SO16 6PB

Country

United Kingdom

NUTS code

- UKJ32 - Southampton

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £1,500,000

Section V. Award of contract

Lot No

2

Title

Internal Works

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received by electronic means: 9

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Northdown Property Services (NPS) Ltd

Stuart House, St Johns Street

Peterborough

PE1 5DD

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Westone Housing Limited

Suite 12, Westpoint Peterborough Business Park, Lynch Wood

Peterborough

PE2 6FZ

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Foster Building Services Ltd

Unit 5, Foster Business Park, 79, Boleness Road

Wisbech

PE13 2XQ

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £195,000

Section V. Award of contract

Lot No

3

Title

External Works

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received by electronic means: 8

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Aspire Adaptations Ltd

15A Saxon Business Park, Littleport

Ely

CB6 1XX

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Foster Building Services Ltd

Unit 5, Foster Business Park, 79, Boleness Road

Wisbech

PE13 2XQ

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Foster Property Maintenance Ltd

48 Warwick Street

London

W1B 5AW

Country

United Kingdom

NUTS code

- UKI3 - Inner London – West

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £195,000

Section V. Award of contract

Lot No

4

Title

External Access Works

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 10

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Chas D Allflatt Ltd

The Old Stables, 29A South Everard Street

Kings Lynn

PE30 5HJ

Country

United Kingdom

NUTS code

- UKH16 - North and West Norfolk

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Aspire Adaptations Ltd

15A Saxon Business Park, Littleport

Ely

CB6 1XX

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Foster Building Services Ltd

Unit 5, Foster Business Park, 79, Boleness Road

Wisbech

PE13 2XQ

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £540,000

Section V. Award of contract

Lot No

5

Title

Extensions

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Northdown Property Services (NPS) Ltd

Stuart House, St Johns Street

Peterborough

PE1 5DD

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Westone Housing Limited

Suite 12, Westpoint Peterborough Business Park, Lynch Wood

Peterborough

PE2 6FZ

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Juniper House, Warley Hill Business Park, The Drive

Brentwood

CM13 3BE

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £200,000

Section V. Award of contract

Lot No

6

Title

Service Supply Works 1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Foster Building Services Ltd

Unit 5, Foster Business Park, 79, Boleness Road

Wisbech

PE13 2XQ

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Juniper House, Warley Hill Business Park, The Drive

Brentwood

CM13 3BE

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £195,000

Section V. Award of contract

Lot No

7

Title

Service Supply Works 2

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Foster Building Services Ltd

Unit 5, Foster Business Park, 79, Boleness Road

Wisbech

PE13 2XQ

Country

United Kingdom

NUTS code

- UKH12 - Cambridgeshire CC

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Northdown Property Services (NPS) Ltd

Stuart House, St Johns Street

Peterborough

PE1 5DD

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Juniper House, Warley Hill Business Park, The Drive

Brentwood

CM13 3BE

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £50,000

Section V. Award of contract

Lot No

8

Title

Service Supply Works 3

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Northdown Property Services (NPS) Ltd

Stuart House, St Johns Street

Peterborough

PE1 5DD

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Juniper House, Warley Hill Business Park, The Drive

Brentwood

CM13 3BE

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £50,000

Section V. Award of contract

Lot No

9

Title

Service Supply Works 4

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Northdown Property Services (NPS) Ltd

Stuart House, St Johns Street

Peterborough

PE1 5DD

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Juniper House, Warley Hill Business Park, The Drive,

Brentwood

CM13 3BE

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £50,000

Section V. Award of contract

Lot No

11

Title

Specialist Works 2

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Juniper House, Warley Hill Business Park, The Drive

Brentwood

CM13 3BE

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Northdown Property Services (NPS) Ltd

Stuart House, St Johns Street

Peterborough

PE1 5DD

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £50,000

Section V. Award of contract

Lot No

13

Title

Specialist Works 4

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

4 September 2024

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Westone Housing Limited

Suite 12, Westpoint Peterborough Business Park, Lynch Wood

Peterborough

PE2 6FZ

Country

United Kingdom

NUTS code

- UKH11 - Peterborough

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Juniper House, Warley Hill Business Park, The Drive

Brentwood

CM13 3BE

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £20,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

East Cambridgeshire District Council

The Grange, Nutholt Lane

Ely

CB7 4EE

Country

United Kingdom