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Award

Laings Easiform Homes Redevelopment

Exeter City Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-002758

Procurement identifier (OCID): ocds-h6vhtk-056251 ([view related notices](#))

Published 13 January 2026, 3:22pm

Scope

Reference

PR102025

Description

Laing Easiform homes are a form of non-traditional construction built from the 1920s to 1970s using in-situ poured concrete walls within reusable steel formwork. While not designated as defective under the Housing Defects Act 1984, some dwellings have reached the end of their economic life due to structural deterioration and corrosion of embedded reinforcement. As part of Exeter City Council's wider regeneration and housing quality improvement programmes, a number of Laing Easiform homes were earmarked for reconstruction in 2015. Several homes have since been demolished and rebuilt; however, a number of properties are incomplete following insolvency of the original contractor, resulting in yet to be commenced and part-built structures that have stood dormant for some time. Following a review of options, the current intention is to demolish these partially constructed dwellings. In some cases, this will involve the rebuilding of only one side of a semi-detached pair, where the adjoining dwelling remains occupied and under separate freehold. Exeter City Council is now preparing to re-engage the market to deliver the remainder of the homes, ensuring that the design, construction approach, and

delivery model are appropriate to the complexity of the site and the various stages of progress across each of the properties.

Contract 1. Laing Easiform Homes Redevelopment

Supplier

- SKINNER CONSTRUCTION LIMITED

Contract value

- £1,995,907.74 excluding VAT
- £2,395,089.29 including VAT

Below the relevant threshold

Award decision date

13 January 2026

Earliest date the contract will be signed

30 January 2026

Contract dates (estimated)

- 2 February 2026 to 31 August 2026
- 6 months, 27 days

Main procurement category

Works

Options

The right to additional purchases while the contract is valid.

The tender pack has been produced on the basis that party wall foundations will be underpinned where new foundations are built adjacent. The Client reserves the right, at its sole discretion, to amend the relevant structural details, amend the depth of foundations, or omit the requirement for underpinning prior to entering into contract.

Statutory Planning and Building Regulation consents have been received for all plots with the exception of 100/102 Merrivale Road. It is anticipated that planning permission and Building Control approval will be received prior to commencement. Delays to statutory consents will require programme amendments to accommodate.

The Client shall promptly notify the Contractor if Exeter City Council undergoes, or proposes to undergo, any form of restructuring, merger, acquisition, amalgamation, or transfer of business (restructuring event) that may affect the performance or administration of any contract. If, as a result of a restructure event, the rights or obligations of The Client are to be transferred to its successor entity. The successor entity will enter into a formal deed of novation, with the Contractor, assuming all rights and obligations of the Employer.

CPV classifications

- 45000000 - Construction work

Contract locations

- UKK4 - Devon
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Information about tenders

- 2 tenders received
 - 1 tender assessed in the final stage:
 - 1 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 0 suppliers unsuccessful (details included for contracts over £5 million)
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Procedure

Procedure type

Below threshold - open competition

Supplier

SKINNER CONSTRUCTION LIMITED

- Companies House: 02561328
- Public Procurement Organisation Number: PHHH-5312-VWBY

Station Yard,

Sidmouth,

EX10 8NN

United Kingdom

Email: enquiries@skinner-construction.com

Website: <http://www.skinner-construction.com>

Region: UKK43 - Devon CC

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Laing Easiform Homes Redevelopment

Contracting authority

Exeter City Council

- Public Procurement Organisation Number: PCHX-3846-DMNW

Civic Centre

Exeter

EX1 1JN

United Kingdom

Email: ECCProcurement@exeter.gov.uk

Website: <https://exeter.gov.uk/>

Region: UKK43 - Devon CC

Organisation type: Public authority - sub-central government