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Contract

Disabled Adaptations Framework

Bristol City Council

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-005157

Procurement identifier (OCID): ocds-h6vhtk-050e32 ([view related notices](#))

Published 21 January 2026, 10:45am

Scope

Reference

DN773799

Description

This will be used to undertake Adaptive works, repair works, and maintenance to tenanted properties owned by Bristol City Council.

This is to be split into the below Lots:

- 1) Repairs and minor works,
- 2) Internal conversions /non structural work
- 3) Structural adaptations
- 4) Domestic lift installation

Commercial tool

Establishes a framework

Lot Lot 1. Major Alterations and Renewal of Adaptations

Description

Major Adaptations and Renewals of Adaptations in BCC owned or leased dwellings Properties with a value above £1,501.

Typical requirements will be for but not restricted to:

Adapted bathing facilities

Level access showers

Accessible low-level step-in shower tray with screens

Over bath showers

Wash /dry toileting

External works

Off road parking

Ramping and paths/ hardstanding

Permanent concrete ramps and steps.

Semi-permanent modular ramping systems.

Handrails.

Grab rails.

Safety fencing.

Accessible patios

Internal reconfigurations

Door widening

Structural alterations/ reconfigurations required to create accessible living space.

Kitchen adaptations including but not limited to carcasses, worktops, rise and fall worktops, electrics, plumbing, ventilation and gas, floor coverings. Complete accessible kitchen.

Partial renewal of kitchen to provide access to cupboards, appliances and worktops.

Safety padding.

Access doors

Widening of doorways

Low level threshold doors.

Automated door entry and intercom systems

Building Regulations

For Fast Track Works or if requested by the Surveyor, the Contractor is expected to submit Building Notice to Building Control for works that require Building Control sign off.

Design of Adaptations

For Fast Track Works only, the Contractor is required to submit the design of the adaptation.

Asbestos Surveys/removal

Where requested by the Surveyor, the Contractor is expected to organise an asbestos survey by an UKAS accredited surveying company.

Where asbestos removal is required, the contractor is expected to organise removal by a licensed asbestos removal Contractor.

Lot Lot 2. Reactive and Planned Repairs to Existing Adaptations.

Description

Typical requirements will be "Reactive" and "Planned" (but not restricted to) repairs as described below:

"Reactive":

Repairs to Bathing Adaptations in BCC Dwellings.

Pump repair.

Repairs to electric care shower.

Repairs to thermostatic mixer showers.

Repairs to or replacement of vinyl safety flooring in bathing adaptations.

Repairs to shower seats, screens, curtains and rails.

"Planned":

Note that "planned repairs" or "rip-ups" cover the repair of defective or broken items and do not include any decorative elements. Planned repairs are issued following the receipt, assessment and approval of a Repair (rip up) Report by a Client's representative. If the Client's representative deems the adaptation beyond reasonable repair, a repair purchase order may not be issued and contractor will be asked to invoice for the Repair report fee.

Repairs to Bathing Adaptations in BCC Dwellings.

Repair of a bathing adaptation with a cost of £1,200 or above following approval of a 'Repair Report'. This may include:

Pump repair/ replacement.

Convert pumped waste to gravity where technically feasible.

Electric Care Shower repair/ replacement

Thermostatic mixer showers repair/ replacement.

Repairs to or replacement of vinyl safety flooring in bathing adaptations.

Repairs to shower seats, screens, curtains and rails.

Repairs to wall substrate.

Repairs to Specialised Adaptations or Equipment in BCC Dwellings.

Repairs to automated doors and door entry systems including intercom systems.

Repairs to rise and fall kitchen work surfaces.

Repairs and annual servicing to wash dry WCs.

Repairs to fences that have been specifically installed to provide safe areas.

Repairs to patio areas that have been specifically installed to provide access to a garden.

Asbestos Surveys/Removal

Where requested by the Surveyor, the Contractor is expected to organise an Asbestos Survey by an UKAS accredited surveying company.

Where asbestos removal is required, the Contractor is expected to organise removal by a licensed Asbestos removal contractor.

Lot Lot 4. Specialist Access Equipment and Works

Description

The Works will comprise of the installation of new internal and external Domestic Access Equipment for disabled children and adults in BCC Dwellings within the Bristol City Council boundary.

Typical requirements will be for but not restricted to:

Stairlifts

Straight Stairlifts

Curved Stairlifts

Through Floor Lifts

Fully enclosed

Partially enclosed

Other Lifts

Internal platform lifts.

External platform lifts

External step lifts

External stair lifts

Ancillary work for access equipment

Obsolete equipment - removal and correct disposal.

Carpentry and joinery - e.g. alteration to staircases. Forming of apertures in timber floors

Electrical works- e.g. the diversion of services.

Plumbing and heating works - e.g. the diversion of services.

Making good and decorating disturbed surfaces.

Excavation and groundworks.

Concreting works.

Brick and blockwork.

Asbestos - Where requested by the Surveyor, the Contractor is expected to organise an Asbestos Survey by an UKAS accredited surveying company.

Where asbestos removal is required, the Contractor is expected to organise removal by a licensed Asbestos removal contractor.

Planning Permission - obtaining any statutory approvals.

Building Control - obtaining any statutory approvals and sign offs.

Structural Engineer - reports and calculations necessary to achieve Building Control sign off.

Public Utilities - obtaining relevant permissions for arranging any necessary diversions.

Framework

Maximum percentage fee charged to suppliers

0%

Framework operation description

Awarded Competition on advertised framework.

Lot 1 - Direct Award to 4 supplier, with mini competition of larger projects

Lot 2 - Direct Award to 2 suppliers

Lot 3 - No Award Made

Lot 4 - Direct Award to 2 suppliers, with mini competition of larger projects

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Contract 1. Lot 1 Major Adaptations and Voids over £1500

Lots

Lot Lot 1. Major Alterations and Renewal of Adaptations

Supplier

- JEFF WAY ELECTRICAL SERVICES LIMITED

Contract value

- £9,120,000 excluding VAT
- £10,944,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Date signed

20 December 2025

Contract dates

- 4 January 2026 to 3 January 2029
- Possible extension to 3 January 2030
- 4 years

Description of possible extension:

12 month advertised extension at the discretion of Bristol City Council

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKK11 - Bristol, City of

Key performance indicators

Name	Description	Reporting frequency
Request for Provisional or Rip Up Report completed on time	To measure Service Provider performance in completing Provisional Reports/Repair Report within the defined Response Time.	1 months

Name	Description	Reporting frequency
Purchase Order completed on time	To measure Service Provider performance in completing Purchase Orders within the defined Response Time.	1 months
Respond to and Manage Complaints within Ten Working Days	To measure the Service Provider's performance in managing and responding to complaints within 10 working days, as a quality compliance indicator.	1 months

Contract 2. Lot 2 Repairs to Adaptations and specialist equipment

Lots

Lot Lot 2. Reactive and Planned Repairs to Existing Adaptations.

Supplier

- HUDSON PLUMBING & HEATING SERVICES LIMITED

Contract value

- £5,080,000 excluding VAT
- £6,096,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Date signed

20 December 2025

Contract dates

- 4 January 2026 to 3 January 2029
- Possible extension to 3 January 2030
- 4 years

Description of possible extension:

Optional extension at the discretion of BCC

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work

Contract locations

- UKK11 - Bristol, City of

Key performance indicators

Name	Description	Reporting frequency
Request for Provisional or Rip Up Report completed on time	To measure Service Provider performance in completing Provisional Reports/Repair Report within the defined Response Time.	1 months

Name	Description	Reporting frequency
To measure Service Provider performance in completing Purchase Orders within the defined Response Time.	To measure Service Provider performance in completing Purchase Orders within the defined Response Time.	1 months
Respond to and Manage Complaints within Ten Working Days	To measure the Service Provider's performance in managing and responding to complaints within 10 working days, as a quality compliance indicator.	1 months

Contract 4. Lot 4 Domestic Lift installation and all associated works

Lots

Lot Lot 4. Specialist Access Equipment and Works

Supplier

- WESSEX LIFT CO LTD

Contract value

- £1,800,000 excluding VAT
- £2,160,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Date signed

21 December 2025

Contract dates

- 4 January 2026 to 3 January 2029
- Possible extension to 3 January 2030
- 4 years

Description of possible extension:

Optional 12 month extension at BCC discretion

Main procurement category

Works

CPV classifications

- 45313100 - Lift installation work

Contract locations

- UKK11 - Bristol, City of

Key performance indicators

Name	Description	Reporting frequency
Request for Provisional or Rip	Request for Provisional or Rip	1 months
Up Report completed on time	Up Report completed on time	

Name	Description	Reporting frequency
Purchase Order completed on time	To measure Service Provider performance in completing Purchase Orders within the defined Response Time.	1 months
Respond to and Manage Complaints within Ten Working Days	To measure the Service Provider's performance in managing and responding to complaints within 10 working days, as a quality compliance indicator.	1 months

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Suppliers

HUDSON PLUMBING & HEATING SERVICES LIMITED

- Companies House: 04802304

- Public Procurement Organisation Number: PVVC-6699-BBJG

Unit 5a And 5b Advantage Park

Bristol

BS13 7TE

United Kingdom

Email: info@hudsonplumbing.co.uk

Website: <http://www.hudsonplumbing.co.uk>

Region: UKK11 - Bristol, City of

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 2

JEFF WAY ELECTRICAL SERVICES LIMITED

- Companies House: 01333856
- Public Procurement Organisation Number: PCLR-2767-MVNN

The Old Depot The Square

Bristol

BS4 2SS

United Kingdom

Email: chris.way@jeffway.co.uk

Website: <http://www.jeffway.co.uk>

Region: UKK11 - Bristol, City of

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1

WESSEX LIFT CO LTD

- Companies House: 01269836
- Public Procurement Organisation Number: PBJB-4798-TMYN

No 38 The Maltings No 38 The Malting Business Centre

Stanstead Abbotts

SG12 8HG

United Kingdom

Email: tenders@wessexlifts.co.uk

Website: <http://www.wessexlifts.co.uk>

Region: UKH23 - Hertfordshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 4

Contracting authority

Bristol City Council

- Public Procurement Organisation Number: PWXH-3837-PDTD

City Hall, College Green

Bristol

BS1 5TR

United Kingdom

Email: procurement.support@bristol.gov.uk

Website: <http://www.bristol.gov.uk>

Region: UKK11 - Bristol, City of

Organisation type: Public authority - sub-central government

