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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): ocids-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

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## **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.

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## **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/ replacementThermostatic 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/RemovalWhere 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.

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## 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:StairliftsStraight StairliftsCurved StairliftsThrough Floor LiftsFully enclosedPartially enclosedOther LiftsInternal platform lifts.External platform liftsExternal step liftsExternal stair liftsAncillary work for access equipmentObsolete equipment - removal and correct disposal.Carpentry and joinery - e.g. alteration to staircases. Forming of apertures in timber floorsElectrical 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.

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## **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

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## **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**

<b>Name</b>	<b>Description</b>	<b>Reporting frequency</b>
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
Purchase Order completed on time	To measure Service Provider performance in completing Purchase Orders within the defined Response Time.	1 months

Name	Description	Reporting frequency
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**

<b>Name</b>	<b>Description</b>	<b>Reporting frequency</b>
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
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

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

Name	Description	Reporting frequency
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

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## Other information

### Conflicts assessment prepared/revised

Yes

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## Procedure

### Procedure type

Open procedure

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## 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](mailto: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](mailto: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](mailto: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

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## **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](mailto:procurement.support@bristol.gov.uk)

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

Region: UKK11 - Bristol, City of

Organisation type: Public authority - sub-central government