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Contract

SKDC1535 Housing Repairs

South Kesteven District Council

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

Notice identifier: 2026/S 000-008836

Procurement identifier (OCID): ocds-h6vhtk-05599a ([view related notices](#))

Published 2 February 2026, 10:59am

Scope

Reference

DN781269

Description

South Kesteven District Council (the "Council") invited tenders for a response repairs contract. The Council sought to appoint two experienced Contractors to carry out response repairs as per the NHF Schedule of Rates 7.2 version with the agreed percentage uplift forming part of the Tender Offer. Part of the service included acting as a Management Contractor for Major and Complex Repairs with individual work packages/composite items ranging in value from £10k

Contract 1. SKDC Housing Repairs

Supplier

- FOSTER PROPERTY MAINTENANCE LIMITED

Contract value

- £5,500,000 excluding VAT
- £6,600,000 including VAT

Above the relevant threshold

Date signed

16 December 2025

Contract dates

- 17 December 2025 to 30 September 2028
- Possible extension to 30 September 2030
- 4 years, 9 months, 15 days

Description of possible extension:

Subject to contractor performance

Main procurement category

Works

CPV classifications

- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKF30 - Lincolnshire

Key performance indicators

Name	Description	Reporting frequency
Post Inspection Quality checks undertaken	<p>The Response Repairs Contractor is required to carry out quality control checks on a 10% sample of all works undertaken. Key performance indicator > 95% Reporting period Monthly Formula: (number of post inspections completed for the period / sample size for period) x100 "Sample size" is the number of completed Orders in preceding month x 10% "post inspections completed" is the number of post inspection reports produced.</p>	1 months

Name	Description	Reporting frequency
Reactive Repairs - Response Time	i) Priority 1 - Emergency Key performance indicator 100% Reporting period Monthly ii) Priority 2 - Nonemergency Key performance indicator 95% iii) Priority 3 - Major repairs Key performance indicator 95% Reporting period Monthly iv) Priority 4 - right to repairs timeframes Key performance indicator 95% Reporting period Monthly	1 months
Repairs Appointment System	Key performance indicator 100% Reporting period Monthly Formula: (number of appointments made via appointments system fulfilled by Service Provider / number of appointments made via appointments system) x100	1 months
Monthly Service reports	Key performance indicator 100% Reporting period Rolling 12-month period. Formula: (monthly reports recieved in previous 12 month period / monthly reports due in previous 12 month period) x100	1 months

Signed contract documents

[Redacted Fosters contract 21 10 2025.pdf](#)

Fosters Contract Redacted

Contract 2. SKDC Housing Repairs

Supplier

- LUKEMANS LTD

Contract value

- £5,500,000 excluding VAT
- £6,600,000 including VAT

Above the relevant threshold

Date signed

16 December 2025

Contract dates

- 17 December 2025 to 31 December 2028
- Possible extension to 31 December 2030
- 5 years, 15 days

Description of possible extension:

Subject to Supplier Performance

Main procurement category

Works

CPV classifications

- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50700000 - Repair and maintenance services of building installations

Contract locations

- UKF30 - Lincolnshire

Key performance indicators

Name	Description	Reporting frequency
Post Inspection Quality checks undertaken.	The Response Repairs Contractor is required to carry out quality control checks on a 10% sample of all works undertaken. Key performance indicator > 95% Reporting period Monthly Formula: (Number of post inspections completed for the period / sample size for period) x100 "Sample size" is the number of completed Orders in preceding month x 10% "post inspections completed" is the number of post inspection reports produced.	1 months

Name	Description	Reporting frequency
Reactive Repairs - Response Times	i) Priority 1 - Emergency Key performance indicator 100% Reporting period Monthly ii) Priority 2 - Nonemergency Key performance indicator 95% iii) Priority 3 - Major repairs Key performance indicator 95% Reporting period Monthly iv) Priority 4 - right to repairs timeframes Key performance indicator 95% Reporting period Monthly	1 months
Repairs Appointment System	Key performance indicator 100% Reporting period Monthly Formula: (Number of appointments made via appointments system fulfilled by service provider / number of appointments made via appointments system) x100	1 months
Monthly Service reports	Key performance indicator 100% Reporting period Rolling 12-month period. Formula: (Monthly reports received in previous 12 months period / monthly reports due in previous 12 month period) x100	1 months

Signed contract documents

[Lukemans contract redacted v2 7.1.2026.pdf](#)

Lukeman's Contract Redacted

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Suppliers

FOSTER PROPERTY MAINTENANCE LIMITED

- Companies House: 04687488
- Public Procurement Organisation Number: PLBZ-4741-VTTY

Woodgate House, 2-8 Games Road,

Cockfosters

EN4 9HN

United Kingdom

Email: fpm@fpm-ltd.co.uk

Website: <http://www.fpm-ltd.co.uk>

Region: UKI71 - Barnet

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. SKDC Housing Repairs

LUKEMANS LTD

- Companies House: 10947466
- Public Procurement Organisation Number: PGVT-7697-XVND

Unit 15 East Coast Business Park

West Lynn

PE34 3LW

United Kingdom

Email: tendering@lukemans.co.uk

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

Region: UKH16 - North and West Norfolk

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 2. SKDC Housing Repairs

Contracting authority

South Kesteven District Council

- Public Procurement Organisation Number: PCZL-1652-YMNZ

Council Offices, The Picture House, St Catherine's Road,

Grantham

NG31 6TT

United Kingdom

Email: Procurement@southkesteven.gov.uk

Region: UKF30 - Lincolnshire

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Welland Procurement

Summary of their role in this procurement: Buyer

- Public Procurement Organisation Number: PVMQ-1845-NYPP

Parkside

Melton Mowbray

LE13 1GH

United Kingdom

Email: wellandprocurement@melton.gov.uk

Region: UKF22 - Leicestershire CC and Rutland

Contact organisation

Contact Welland Procurement for any enquiries.