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Contract

## **Housing Adaptation Service – Contractors’ Framework**

London Borough of Hounslow

F03: Contract award notice

Notice identifier: 2025/S 000-013646

Procurement identifier (OCID): ocds-h6vhtk-044d93

Published 8 April 2025, 1:28pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

London Borough of Hounslow

Hounslow House, 7 Bath Road

Hounslow

TW3 3EB

#### **Contact**

Mr Martin Worboys

#### **Email**

[martin.worboys@hounslow.gov.uk](mailto:martin.worboys@hounslow.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI75 - Hounslow and Richmond upon Thames

**Internet address(es)**

Main address

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

Buyer's address

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

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Housing Adaptation Service – Contractors' Framework

Reference number

DN676930

#### **II.1.2) Main CPV code**

- 45211000 - Construction work for multi-dwelling buildings and individual houses

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The Council operates a HAS which provides an end-to-end agency service for clients who have been assessed by Occupational Therapists as requiring adaptations to their homes. These include owner-occupiers and tenants of Registered Providers or private landlords within the Borough. Funding is provided through the Council's Disabled Facilities Grant (DFG) budget, however as the grant is means-tested some clients are required to make a contribution. The agency service is delivered by the Council's Housing Adaptation Service (HAS) and includes the provision of drawings and specifications and the selection and management of contractors through to completion of works.

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

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

Lowest offer: £1 / Highest offer: £14,400,000 taken into consideration

### **II.2) Description**

#### **II.2.1) Title**

Lot 1 Minor Works

Lot No

1a

**II.2.2) Additional CPV code(s)**

- 45300000 - Building installation work

**II.2.3) Place of performance**

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

**II.2.4) Description of the procurement**

Minor Works including plumbing works

**II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

**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**

Lot 1 Minor Works

Lot No

1b

**II.2.2) Additional CPV code(s)**

- 45420000 - Joinery and carpentry installation work

### **II.2.3) Place of performance**

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

### **II.2.4) Description of the procurement**

Minor Works including works to kitchens

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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**

Lot 1 - Minor works

Lot No

1c

### **II.2.2) Additional CPV code(s)**

- 44220000 - Builders' joinery

### **II.2.3) Place of performance**

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

### **II.2.4) Description of the procurement**

Minor Works including works to doors and windows

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

#### **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**

Lot 1 Minor works

Lot No

1d

#### **II.2.2) Additional CPV code(s)**

- 45400000 - Building completion work

#### **II.2.3) Place of performance**

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

#### **II.2.4) Description of the procurement**

Minor Works including works to flooring, ceiling and wall finishing

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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**

Lot 2 - Level Access Showers

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45211310 - Bathrooms construction work

### **II.2.3) Place of performance**

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

### **II.2.4) Description of the procurement**

Level Access Showers - All plumbing, electrical, carpentry, tiling, flooring and general building work required to install a Level Access Shower and accessible bathing and WC facilities

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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**

Lot 3 Access Works

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 34953000 - Access ramps

### **II.2.3) Place of performance**

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

### **II.2.4) Description of the procurement**

Access Works - Doors/ openings, ramps, step alterations, thresholds, hardstanding

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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**

Lot 4 Major Works

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses

### **II.2.3) Place of performance**

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

### **II.2.4) Description of the procurement**

Major Works- Extensions and garage conversions for bedrooms and wet rooms, installing adapted kitchens, damp treatment works, replacement of doors and windows

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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

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## **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: [2024/S 000-010033](#)

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## **Section V. Award of contract**

### **Lot No**

1a

### **Title**

Minor Works

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 April 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 17

Number of tenders received from SMEs: 16

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 17

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

#### **V.2.3) Name and address of the contractor**

C&C Builders Limited

Unit 11 Barningham Way

London

NW9 8AU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Cavendish Construction Limited

Tower House, Latimer Road

Latimer

HP5 1TU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £800,000

Lowest offer: £1 / Highest offer: £800,000 taken into consideration

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## **Section V. Award of contract**

### **Lot No**

1b

### **Title**

Minor Works

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 April 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 17

Number of tenders received from SMEs: 16

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 17

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

#### **V.2.3) Name and address of the contractor**

C&C Builders Limited

Unit 11 Barningham Way

London

NW9 8AU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Cavendish Construction Limited

Tower House, Latimer Road

Latimer

HP5 1TU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £800,000

Lowest offer: £1 / Highest offer: £800,000 taken into consideration

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## **Section V. Award of contract**

### **Lot No**

1c

### **Title**

Minor works

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 April 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 17

Number of tenders received from SMEs: 16

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 17

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

#### **V.2.3) Name and address of the contractor**

C&C Builders Limited

Unit 11 Barningham Way

London

NW9 8AU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Emisphere Limited

Unit 37 Rosemont Road

Wembley

HA0 4PE

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £800,000

Lowest offer: £1 / Highest offer: £8,000,000 taken into consideration



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## **Section V. Award of contract**

### **Lot No**

1d

### **Title**

Minor Works

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 April 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 17

Number of tenders received from SMEs: 16

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 17

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

#### **V.2.3) Name and address of the contractor**

C&C Builders Limited

Unit 11 Barningham Way

London

NW9 8AU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Cavendish Construction Limited

Tower House, Latimer Road

Latimer

HP5 1TU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £800,000

Lowest offer: £1 / Highest offer: £800,000 taken into consideration

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## **Section V. Award of contract**

### **Lot No**

2

### **Title**

Level Access Showers

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 April 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 20

Number of tenders received from SMEs: 19

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 20

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

#### **V.2.3) Name and address of the contractor**

Frederick George Mileham Limited

Unit 708b Tudor Estate Park Royal

London

NW10 7UN

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Milestone Contracting Limited

6 Beauchamp Court 10 Victors Way Barnet

London

EN5 5TZ

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

C&C Builders Limited

Unit 11 Barningham Way

London

NW9 8AU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

H D Property Services Limited

Unit 7B, Old Bridge Way

Shefford

SG17 5HQ

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

DCK Construction Limited

Flat 8 630 High Road

Woodford Green

IG8 0PU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Cavendish Construction Limited

Tower House, Latimer Road

Latimer

HP5 1TU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

MNM Property Services Limited

Unit 30, Cygnus Business Centre, Dalmeyer Road

London

NW10 2XA

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Landmark Building Contractors Limited

55 Wycombe Road

Princes Risborough

HP27 0EY

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £7,200,000

Lowest offer: £1 / Highest offer: £7,200,000 taken into consideration

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## **Section V. Award of contract**

### **Lot No**

3

### **Title**

Access Works

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 April 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 16

Number of tenders received from SMEs: 15

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 16

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

#### **V.2.3) Name and address of the contractor**

Milestone Contracting Limited

6 Beauchamp Court ,10 Victors Way

Barnet

EN5 5TZ

Country



United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

H Carolan Construction

Eastcote Lane

South Harrow

HA2 8BW

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

C&C Builders Limited

Unit 11, Barningham Way

London

NW9 8AU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Cavendish Construction Limited

Tower House, Latimer Road

Latimer

HP5 1TU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

DCK Construction Limited

Flat 8, 630 High Road

Woodford Green

IG8 0PU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

King Adaptations Building Services Limited

91 Blackmoor Wood

Ascot

SL5 8EL

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Landmark Building Contractors Limited

55 Wycombe Road

Princes Risborough

HP27 0EY

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Mullen Property Services

Station Approach

Shepperton

TW17 8AS

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £2,400,000

Lowest offer: £1 / Highest offer: £2,400,000 taken into consideration

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## **Section V. Award of contract**

### **Lot No**

4

### **Title**

Major Works

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

8 April 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 16

Number of tenders received from SMEs: 15

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 16

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

#### **V.2.3) Name and address of the contractor**

King Adaptations Building Services Limited

91 Blackmoor Wood

Ascot

SL5 8EL

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

C&C Builders Limited

Unit 11, Barningham Way

London

NW9 8AU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Milestone Contracting Limited

6 Beauchamp Court,10 Victors Way

Barnet

EN5 5TZ

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Mullen Property Services

Station Approach

Shepperton

TW17 8AS

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Arc Group London Limited

4a Nobel Road

Edmonton

N18 3BH

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

DCK Construction Limited

Flat 8, 630 High Road

Woodford Green

IG8 0PU

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £4,000,000

Lowest offer: £1 / Highest offer: £4,000,000 taken into consideration



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## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom