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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

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

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

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](#)

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

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

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

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

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

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

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

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