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Award

Grenfell Tower Principal Contractor

Ministry of Housing, Communities & Local Government

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-016942

Procurement identifier (OCID): ocds-h6vhtk-050766

Published 25 April 2025, 10:23am

Section I: Contracting authority/entity

I.1) Name and addresses

Ministry of Housing, Communities & Local Government

2 Marsham Street

London United Kingdom

SW1P 4DF

Email

commercialtenders@communities.gov.uk

Country

United Kingdom

Region code

UK - United Kingdom

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.gov.uk/government/organisations/ministry-of-housing-communities-local-government>

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Grenfell Tower Principal Contractor

Reference number

CPD04126102

II.1.2) Main CPV code

- 45111100 - Demolition work

II.1.3) Type of contract

Works

II.1.4) Short description

The Ministry of Housing, Communities & Local Government ("MHCLG") is publishing this voluntary transparency notice to alert economic operators of its intention to vary a maintenance and safety contract with Deconstruct (UK) Limited ("DCUK", the "Principal Contractor"). The variation will be entered into following a period of 30 days from the date of publication of this notice. MHCLG considers that the relevant modifications (as

described below) are justified on the basis that they are in compliance with the Public Contracts Regulations 2015 (PCR) pursuant to Regulation 72(1)(b).

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £12,250,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

MHCLG requires the modification to be made to the contract in order to broaden the scope of the maintenance and security contract (Services). The contract with DCUK includes provision of repair and maintenance services, security services and facilities management services as well as the ability to carry out emergency deconstruction. The variation will provide for planned deconstruction services (Works) of Grenfell Tower to ground level.

This is justified under regulation 72(1)(b) of the Public Contracts Regulations 2015 (PCR 2015), on the basis of there being technical reasons why a change of contractor cannot be made and due to the fact that any change in contractor would cause significant inconvenience and substantial duplication of costs. The value of the modification is less than 50% of the value of the original contract.

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

As explained in section II.2.4 above:

In respect of the modification required, the Department is of the view that such changes satisfy the requirements of Regulation 72(1)(b) of the PCR 2015 for the reasons set out within section II.2.4. and therefore, the contract may be modified without a new award procedure.

MHCLG requires the modification to be made to the contract so as to broaden the scope to include planned deconstruction of Grenfell Tower to ground level, rather than just emergency deconstruction. This is justified relying on regulation 72(1)(b) of the Public Contracts Regulations 2015 (PCR 2015).

The published engineering advice is that the building should be deconstructed at the earliest opportunity as the best means to mitigate risks related to its condition. The building can currently be safely deconstructed. The longer the building is left in place, the risk of the structure's condition deteriorating to an unacceptable level, and the risks to the site operatives, who must go inside the building, increase. We are seeking to avoid needing to carry out emergency or unplanned deconstruction if safety risks increase.

Planned deconstruction will minimise disruption to the community as it will minimise the use of noisy and percussive approaches and ensure dust control is in place from the outset. It would not be possible to do this to the same extent in the case of an emergency deconstruction.

The Principal Contractor has unique site knowledge given they have: -

- been working on the Grenfell site since 2017.
- undertaken all three stages of propping
- undertaken site clearance

- led on the weekly monitoring of the props in the building since installation and undertaken any necessary remedial works

The depth and longevity of the Principal Contractor's knowledge and understanding of the Tower, the site and neighbourhood, is a significant preventative measure regarding technical and health and safety risk. This is particularly pertinent to ensuring operative safety and to design the optimal methodology to minimise disruption during deconstruction works. This kind of knowledge cannot be gleaned quickly, and the relationships have now been formed over years

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

25 April 2025

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Deconstruct (UK) Limited

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04095156

The contractor/concessionaire is an SME

No

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

Initial estimated total value of the contract/lot/concession: £24,516,578

Total value of the contract/lot/concession: £12,250,000

Section VI. Complementary information

VI.3) Additional information

IV.2.1 Previous publication concerning this procedure

Published on Find a Tender: 2023/S 000-034859

VI.4) Procedures for review

VI.4.1) Review body

Ministry of Housing, Communities & Local Government

2 Marsham Street

London

SW1P 4DF

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Any review proceedings should be promptly brought to the attention of MHCLG Commercial and will be dealt with in accordance with the requirements of Public Contract Regulations 2015.