

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/027752-2025>

Contract

Term Service Contract For Repair and Maintenance and Void repairs to Council Housing and Corporate Properties

East Riding of Yorkshire Council

F20: Modification notice

Notice identifier: 2025/S 000-027752

Procurement identifier (OCID): ocds-h6vhtk-05270e

Published 27 May 2025, 1:53pm

Section I: Contracting authority/entity

I.1) Name and addresses

East Riding of Yorkshire Council

Cross Street

Beverley

HU179BA

Contact

Construction Management

Email

construction.management@eastriding.gov.uk

Country

United Kingdom

Region code

UKE12 - East Riding of Yorkshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.eastriding.gov.uk

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Term Service Contract For Repair and Maintenance and Void repairs to Council Housing and Corporate Properties

Reference number

CM123a

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.2) Description

II.2.1) Title

Lot 1: Beverley Area, Lot 2: Carnaby Area, Lot 3: Goole Area

II.2.2) Additional CPV code(s)

- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKE12 - East Riding of Yorkshire

Main site or place of performance

Work can be carried out anywhere within the geographical boundaries of the East Riding of Yorkshire (ERY).

II.2.4) Description of the procurement at the time of conclusion of the contract:

To carry out the repairs and maintenance for primarily council housing stock and restoration of void properties to council housing stock located within the geographical boundaries of the East Riding of Yorkshire (ERY).

Some works may also be carried out in Private Domestic properties

Lot 1: Beverley Area, Lot 2: Carnaby Area, Lot 3: Goole Area

II.2.7) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2018/S 213-487664](#)

Section V. Award of contract/concession

Contract No

CM123a

Title

Term Service Contract For Repair and Maintenance and Void repairs to Council Housing (lotted)

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

1 May 2019

V.2.2) Information about tenders

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

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

Westlinks Joiners and Locksmiths Ltd (Awarded Lots 1 and 2)

Hull

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

Companies House

06816868

The contractor/concessionaire is an SME

Yes

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

J. O'Neill & Co Ltd (Awarded Lot 3)

Hull

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

Companies House

01837759

The contractor/concessionaire is an SME

Yes

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £7,296,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

East Riding of Yorkshire Council

Beverley

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 45000000 - Construction work

VII.1.2) Additional CPV code(s)

- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50000000 - Repair and maintenance services

VII.1.3) Place of performance

NUTS code

- UKE12 - East Riding of Yorkshire

VII.1.4) Description of the procurement:

To carry out the repairs and maintenance for primarily council housing stock and restoration of void properties to council housing stock located within the geographical boundaries of the East Riding of Yorkshire (ERY).

Some works may also be carried out in Private Domestic properties

Lot 1: Beverley Area, Lot 2: Carnaby Area, Lot 3: Goole Area

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

79

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£7,296,000

VII.1.7) Name and address of the contractor/concessionaire

Westlinks Joiners and Locksmiths Ltd (Awarded Lots 1 and 2)

Hull

Country

United Kingdom

NUTS code

- UKE12 - East Riding of Yorkshire

Companies House

06816868

The contractor/concessionaire is an SME

Yes

VII.1.7) Name and address of the contractor/concessionaire

J. O'Neill & Co Ltd (Awarded Lot 3)

Hull

Country

United Kingdom

NUTS code

- UKE12 - East Riding of Yorkshire

Companies House

01837759

The contractor/concessionaire is an SME

Yes

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

7 months added to the total term of the contract and £500,000 added to the total contract value.

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

Unforeseen amendments being required by the Housing Regulator and an internal restructuring has delayed procurement of the replacement contract

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £7,296,000

Total contract value after the modifications

Value excluding VAT: £7,796,000