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Contract

## **Framework of Contractors for Disabled Facility Grant Works and Maintenance and Repairs**

Torbay Council

F03: Contract award notice

Notice identifier: 2025/S 000-033050

Procurement identifier (OCID): ocids-h6vhtk-049d1c

Published 17 June 2025, 3:40pm

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

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

Torbay Council

Town Hall, Castle Circus

Torquay

TQ1 3DR

#### **Contact**

Mrs Rebecca Sanders

#### **Email**

[rebecca.sanders@torbay.gov.uk](mailto:rebecca.sanders@torbay.gov.uk)

#### **Telephone**

+44 1803208627

#### **Country**

United Kingdom

**Region code**

UKK42 - Torbay

**Internet address(es)**

Main address

<http://www.torbay.gov.uk/>

Buyer's address

<http://www.torbay.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**

Framework of Contractors for Disabled Facility Grant Works and Maintenance and Repairs

Reference number

DN670195

**II.1.2) Main CPV code**

- 45262700 - Building alteration work

**II.1.3) Type of contract**

Works

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

The Council is seeking experienced Contractors with the appropriate skills to be awarded places on a Framework of Contractors to provide works, maintenance, and repairs.

The Framework will be categorised into two Lots:

- Lot 1 - Works following successful applications for Disabled Facilities Grants; and
- Lot 2 - Maintenance & repairs of properties owned or leased by Torbay Council.

Being awarded a place on this Framework is not a guarantee of work and the Council reserves the right not to use the Framework for specific works.

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

This contract is divided into lots: Yes

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

Value excluding VAT: £7,000,000

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

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

Lot 1a General Builders

Lot No

1a

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

- 45262700 - Building alteration work

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

NUTS codes

- UK - United Kingdom

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

This would include but not be limited to the following types of DFG works:

- Bathroom adaptations including the installation of low level / level access showers;
- Installation of access ramps and handrails;
- Installation of disabled accessible kitchens;
- Assistive and Digital Technologies;
- Ancillary works; and
- Other types of access work.

For those awarded a place on Lot 1a are automatically awarded a place on Lot 2 - General Repairs & Maintenance.

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

Quality criterion - Name: Quality / Weighting: 100

Price - Weighting: 0

#### **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 1b Housing and Building Extensions (DFG) – Types of Works

Lot No

1b

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

- 45262800 - Building extension work

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

NUTS codes

- UKK42 - Torbay

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

This would include but not be limited to the following types of DFG works:

- House Extensions;
- Building Extensions; and
- Garage Conversions.

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

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

### **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 1c - Suppliers and Installers of Lifts (DFG) – Types of Works

Lot No

1c

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

- 45234230 - Construction work for chair lifts

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

NUTS codes

- UKK42 - Torbay

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

This would include but not limited to the following lifting solutions as specified during the Disabled Facilities Grant Applications Process:

- Through floor lifts;
- All relevant building works;
- Internal / External platform lifts;
- Internal / External stair lifts;
- Step lifts; and
- Wheelchair lifts

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

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

### **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 000-030397](#)

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

### **Contract No**

TCCS8222

### **Lot No**

1a

### **Title**

Framework of Contractors for Disabled Facility Grant Works and Maintenance and Repairs

A contract/lot is awarded: Yes

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

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

17 January 2025

**V.2.2) Information about tenders**

Number of tenders received: 15

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: 15

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

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

AD Building Contractors

5 Swale Close

Torquay

TQ2 8PH

Email

[adamtowning@hotmail.com](mailto:adamtowning@hotmail.com)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,200,000



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

### **Contract No**

TCCS8222

### **Lot No**

1a

### **Title**

Framework of Contractors for Disabled Facility Grant Works and Maintenance and Repairs

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Number of tenders received by electronic means: 15

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

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

MSB Property Services

Unit 11, Willow Court, St Modwen Road

Plymouth

PL6 8LQ

Email

[bill@msbpropertyservices.co.uk](mailto:bill@msbpropertyservices.co.uk)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,200,000

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

Number of tenders received by electronic means: 15

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

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

Alliance & Build Company Ltd.

244 Union Street

Torquay

TQ2 5QU

Email

[info@alliance-build.co.uk](mailto:info@alliance-build.co.uk)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,200,000

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Number of tenders received by electronic means: 15

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

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

South Western Aid Ltd.

Unit 9 Ipplepen Business Park

Newton Abbot

TQ12 5UG

Email

[sales@southwesternaid.com](mailto:sales@southwesternaid.com)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,200,000

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Number of tenders received by electronic means: 15

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

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

CGS Project Services

35 Highfield Crescent

Paignton

TQ3 3TR

Email

[cgsbydesign@btinternet.com](mailto:cgsbydesign@btinternet.com)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,200,000

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

Number of tenders received by electronic means: 15

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

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

First Class Builders Ltd.

The Mill, Kingsteignton Road

Newton Abbot

TQ12 2QA

Email

[info@firstclassbuilders.co.uk](mailto:info@firstclassbuilders.co.uk)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,200,000



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

Number of tenders received by electronic means: 15

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

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

Woodleys Plumbing and Heating Contractors Ltd.

121 Quantock Road

Bridgwater

TA6 7EJ

Email

[info@woodleysplumbers.co.uk](mailto:info@woodleysplumbers.co.uk)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,200,000

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

Number of tenders received by electronic means: 15

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

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

Parkworx Ltd

5 – 7 Pellew Arcade

Teignmouth

TQ14 8EB

Email

[parkworkxltd@gmail.com](mailto:parkworkxltd@gmail.com)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,200,000

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

### **Contract No**

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### **Lot No**

1a

### **Title**

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A contract/lot is awarded: Yes

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

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

17 January 2025

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

Number of tenders received: 15

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: 15

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

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

J&C General Builders Ltd.

1 Whitebeam Close

Paignton

TQ3 3GA

Email

[jcgeneralbuilders@outlook.com](mailto:jcgeneralbuilders@outlook.com)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,200,000

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

### **Contract No**

TCCS8222

### **Lot No**

1b

### **Title**

Framework of Contractors for Disabled Facility Grant Works and Maintenance and Repairs

A contract/lot is awarded: Yes

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

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

17 January 2025

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

Number of tenders received: 8

Number of tenders received from SMEs: 8

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: 8

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

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

Alliance & Build Company Ltd.

244 Union Street

Torquay

TQ2 5QU

Email

[info@alliance-build.co.uk](mailto:info@alliance-build.co.uk)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,400,000

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

### **Contract No**

TCCS8222

### **Lot No**

1b

### **Title**

Framework of Contractors for Disabled Facility Grant Works and Maintenance and Repairs

A contract/lot is awarded: Yes

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

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

17 January 2025

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

Number of tenders received: 8

Number of tenders received from SMEs: 8

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: 8

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

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

J&C General Builders Ltd.

1 Whitebeam Close

Paignton

TQ3 3GA

Email

[jcgeneralbuilders@outlook.com](mailto:jcgeneralbuilders@outlook.com)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,400,000

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

### **Contract No**

TCCS8222

### **Lot No**

1b

### **Title**

Framework of Contractors for Disabled Facility Grant Works and Maintenance and Repairs

A contract/lot is awarded: Yes

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

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

17 January 2025



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

Number of tenders received: 8

Number of tenders received from SMEs: 8

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: 8

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

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

KFS Builders Ltd

2 Lyme View Road

Torquay

TQ1 3TR

Email

[kfsbuilders@btinternet.com](mailto:kfsbuilders@btinternet.com)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

No

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

Total value of the contract/lot: £1,400,000

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

### **Contract No**

TCCS8222

### **Lot No**

1c

### **Title**

Framework of Contractors for Disabled Facility Grant Works and Maintenance and Repairs

A contract/lot is awarded: Yes

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

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

17 January 2025

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

Number of tenders received: 4

Number of tenders received from SMEs: 4

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: 4

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

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

Dolphin Stairlifts South West Ltd.

22 Marsh Road

Crediton

EX17 1EU

Email

[info@dolphindevon.co.uk](mailto:info@dolphindevon.co.uk)

Country

United Kingdom

NUTS code

- UKK42 - Torbay

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,400,000

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## **Section VI. Complementary information**

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

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

Courts of Justice

7 Rolls Building, Fetter Lane

London

EC4A 1NL

Email

[tcc.issue@justice.gov.uk](mailto:tcc.issue@justice.gov.uk)

Telephone

+44 2079477156

Country

United Kingdom