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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): ocds-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

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

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

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](#)

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

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

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

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

Alliance & Build Company Ltd.

244 Union Street

Torquay

TQ2 5QU

Email

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

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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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

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

First Class Builders Ltd.

The Mill, Kingsteignton Road

Newton Abbot

TQ12 2QA

Email

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

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

Section V. Award of contract

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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

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

Section V. Award of contract

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V.2) Award of contract

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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

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

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

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

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

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

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

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

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@ddolphindevon.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

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

Telephone

+44 2079477156

Country

United Kingdom