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Tender

Disabled Adaptations Framework

Bristol City Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-040636

Procurement identifier (OCID): ocds-h6vhtk-050e32 ([view related notices](#))

Published 16 July 2025, 4:19pm

Scope

Reference

DN773799

Description

This framework will deliver a range of disabled adaptations to Bristol City Council (BCC) properties, supporting residents to live safely and independently. Works across four lots include installing accessible bathrooms, kitchens, minor adaptations such as grab rails and ramps and specialist equipment including stairlifts and through-floor lifts, as well as repairing existing adaptations. The framework aims to improve daily life for older, disabled and other vulnerable residents. Adaptations may be carried out in both occupied and vacant properties. Contractors are expected to deliver high-quality, compliant installations and responsive repairs that reflect BCC's commitment to meeting residents' diverse needs with dignity and respect.

Commercial tool

Establishes a framework

Total value (estimated)

- £16,800,000 excluding VAT
- £20,160,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 November 2025 to 31 October 2028
- Possible extension to 31 October 2029
- 4 years

Description of possible extension:

A 12 month extension for all Lots is available.

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work
- 45400000 - Building completion work

Contract locations

- UKK11 - Bristol, City of
-

Lot Lot 1 (was 4). Major Alterations and Renewal of Adaptations

Description

Major Adaptations and Renewals of Adaptations in BCC owned or leased dwellings
Properties with a value above £1,501.

Typical requirements will be for but not restricted to:

Adapted bathing facilities

Level access showers

Accessible low-level step-in shower tray with screens

Over bath showers

Wash /dry toileting

External works

Off road parking

Ramping and paths/ hardstanding

Permanent concrete ramps and steps.

Semi-permanent modular ramping systems.

Handrails.

Grab rails.

Safety fencing.

Accessible patios

Internal reconfigurations

Door widening

Structural alterations/ reconfigurations required to create accessible living space.

Kitchen adaptations including but not limited to carcasses, worktops, rise and fall worktops, electrics, plumbing, ventilation and gas, floor coverings. Complete accessible kitchen.

Partial renewal of kitchen to provide access to cupboards, appliances and worktops.

Safety padding.

Access doors

Widening of doorways

Low level threshold doors.

Automated door entry and intercom systems

Building Regulations

For Fast Track Works or if requested by the Surveyor, the Contractor is expected to submit Building Notice to Building Control for works that require Building Control sign off.

Design of Adaptations

For Fast Track Works only, the Contractor is required to submit the design of the adaptation.

Asbestos Surveys/removal

Where requested by the Surveyor, the Contractor is expected to organise an asbestos survey by an UKAS accredited surveying company.

Where asbestos removal is required, the contractor is expected to organise removal by a licensed asbestos removal Contractor.

Lot value (estimated)

- £9,120,000 excluding VAT
- £10,944,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot Lot 2. Reactive and Planned Repairs to Existing Adaptations.

Description

Typical requirements will be "Reactive" and "Planned" (but not restricted to) repairs as described below:

"Reactive":

Repairs to Bathing Adaptations in BCC Dwellings.

Pump repair.

Repairs to electric care shower.

Repairs to thermostatic mixer showers.

Repairs to or replacement of vinyl safety flooring in bathing adaptations.

Repairs to shower seats, screens, curtains and rails.

"Planned":

Note that "planned repairs" or "rip-ups" cover the repair of defective or broken items and

do not include any decorative elements. Planned repairs are issued following the receipt, assessment and approval of a Repair (rip up) Report by a Client's representative. If the Client's representative deems the adaptation beyond reasonable repair, a repair purchase order may not be issued and contractor will be asked to invoice for the Repair report fee.

Repairs to Bathing Adaptations in BCC Dwellings.

Repair of a bathing adaptation with a cost of £1,200 or above following approval of a 'Repair Report'. This may include:

Pump repair/ replacement.

Convert pumped waste to gravity where technically feasible.

Electric Care Shower repair/ replacement

Thermostatic mixer showers repair/ replacement.

Repairs to or replacement of vinyl safety flooring in bathing adaptations.

Repairs to shower seats, screens, curtains and rails.

Repairs to wall substrate.

Repairs to Specialised Adaptations or Equipment in BCC Dwellings.

Repairs to automated doors and door entry systems including intercom systems.

Repairs to rise and fall kitchen work surfaces.

Repairs and annual servicing to wash dry WCs.

Repairs to fences that have been specifically installed to provide safe areas.

Repairs to patio areas that have been specifically installed to provide access to a garden.

Asbestos Surveys/Removal

Where requested by the Surveyor, the Contractor is expected to organise an Asbestos Survey by an UKAS accredited surveying company.

Where asbestos removal is required, the Contractor is expected to organise removal by a licensed Asbestos removal contractor.

Lot value (estimated)

- £5,080,000 excluding VAT
- £6,096,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot Lot 3. Minor Alterations

Description

Typical requirements will be for but not restricted to:

Ramping and paths/ hardstanding

Permanent

Temporary/ modular systems

Handrails ("Kee Klamp")

Stair Rail/ balustrade alterations.

Grab rails - internal and external.

Shower seats.

Safety fencing.

Lever taps.

Key safes.

Bio Bidets.

Additional electrical sockets.

Door intercom systems.

Lighting alterations.

Lot value (estimated)

- £800,000 excluding VAT
- £960,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot Lot 4. Specialist Access Equipment and Works

Description

The Works will comprise of the installation of new internal and external Domestic Access Equipment for disabled children and adults in BCC Dwellings within the Bristol City Council boundary.

Typical requirements will be for but not restricted to:

Stairlifts

Straight Stairlifts

Curved Stairlifts

Through Floor Lifts

Fully enclosed

Partially enclosed

Other Lifts

Internal platform lifts.

External platform lifts

External step lifts

External stair lifts

Ancillary work for access equipment

Obsolete equipment - removal and correct disposal.

Carpentry and joinery - e.g. alteration to staircases. Forming of apertures in timber floors

Electrical works- e.g. the diversion of services.

Plumbing and heating works - e.g. the diversion of services.

Making good and decorating disturbed surfaces.

Excavation and groundworks.

Concreting works.

Brick and blockwork.

Asbestos - Where requested by the Surveyor, the Contractor is expected to organise an Asbestos Survey by an UKAS accredited surveying company.

Where asbestos removal is required, the Contractor is expected to organise removal by a licensed Asbestos removal contractor.

Planning Permission - obtaining any statutory approvals.

Building Control - obtaining any statutory approvals and sign offs.

Structural Engineer - reports and calculations necessary to achieve Building Control sign off.

Public Utilities - obtaining relevant permissions for arranging any necessary diversions.

Lot value (estimated)

- £1,800,000 excluding VAT
- £2,160,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Works will be awarded on a rotational basis to those on all Lots, however complex requirements on Lots 1 and 4 will be offered on a competition basis to the suppliers on that particular Lot.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Legal and financial capacity conditions of participation

Lot Lot 1 (was 4). Major Alterations and Renewal of Adaptations

Lot Lot 2. Reactive and Planned Repairs to Existing Adaptations.

Lot Lot 3. Minor Alterations

Lot Lot 4. Specialist Access Equipment and Works

As detailed within published ITT

Technical ability conditions of participation

Lot Lot 1 (was 4). Major Alterations and Renewal of Adaptations

Lot Lot 2. Reactive and Planned Repairs to Existing Adaptations.

Lot Lot 3. Minor Alterations

Lot Lot 4. Specialist Access Equipment and Works

As detailed within published ITT

Particular suitability

Lot Lot 1 (was 4). Major Alterations and Renewal of Adaptations

Lot Lot 2. Reactive and Planned Repairs to Existing Adaptations.

Lot Lot 3. Minor Alterations

Lot Lot 4. Specialist Access Equipment and Works

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

27 August 2025, 12:00pm

Tender submission deadline

15 September 2025, 12:00pm

Submission address and any special instructions

Tenders must be submitted before the advertised deadline via ProContract.

<https://procontract.due-north.com/Advert?advertId=fe41d734-175b-f011-813a-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

5 October 2025

Award criteria

Name	Type	Weighting
Price	Price	60%
Quality & Social Value	Quality	40%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://procontract.due-north.com/Advert?advertId=fe41d734-175b-f011-813a-005056b64545>

Documents can be found on ProContract

Contracting authority

Bristol City Council

- Public Procurement Organisation Number: PWXH-3837-PDTD

City Hall, College Green

Bristol

BS1 5TR

United Kingdom

Email: karl.oakley@bristol.gov.uk

Website: <http://www.bristol.gov.uk>

Region: UKK11 - Bristol, City of

Organisation type: Public authority - sub-central government