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Contract

Grenfell Tower Principal Contractor

Ministry of Housing, Communities & Local Government

F20: Modification notice

Notice identifier: 2025/S 000-043795

Procurement identifier (OCID): ocds-h6vhtk-041cca

Published 29 July 2025, 11:53am

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

UKI32 - Westminster

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>

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

- 71317200 - Health and safety services

II.1.3) Type of contract

Services

II.2) Description

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

Grenfell Tower, London, W11 4BN

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

Contract that provides for the ongoing maintenance and security of the Grenfell Tower site.

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

Duration in months

36

Section IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2025/S 000-043777](#)

Section V. Award of contract/concession

Contract No

CPD4126102

Title

Grenfell Principal Contractor

V.2) Award of contract/concession

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

12 July 2024

V.2.2) Information about tenders

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

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

Deconstruct UK Limited

15-16 Buckingham St

London

WC2N 6DU

Country

United Kingdom

NUTS code

- UKI - London

Companies House

04095156

The contractor/concessionaire is an SME

No

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: £24,516,578

Section VI. Complementary information

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 Contact Regulations 2015.

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 71317200 - Health and safety services

VII.1.2) Additional CPV code(s)

- 45111100 - Demolition work

VII.1.3) Place of performance

NUTS code

- UKI - London

Main site or place of performance

Grenfell Tower, London W11 4BN

VII.1.4) Description of the procurement:

MHCLG required modification to be made to this contract in order to broaden the scope of the maintenance and security contract (Services). The contract with Deconstruct UK Limited [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.

MHCLG published a voluntary ex ante transparency notice on 25 April 2025 stating its intention to modify this contract following a period of 30 days from the date of publication of that notice. [Notice Ref. 2025/S 000-016942].

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

Duration in months

23

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

Total value of the contract/lot/concession:

£12,250,000

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

Deconstruct UK Limited

15-16 Buckingham St

London

WC2N 6DU

Country

United Kingdom

NUTS code

- UKI - London

Companies House

04095156

The contractor/concessionaire is an SME

No

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):

MHCLG required modification to be made to this 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).

VII.2.2) Reasons for modification

Need for additional works, services or supplies by the original contractor/concessionaire.

Description of the economic or technical reasons and the inconvenience or duplication of cost preventing a change of contractor:

MHCLG required modification to be made to this 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.

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: £24,516,578

Total contract value after the modifications

Value excluding VAT: £36,766,578