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Contract

Facilities Management Framework – Corporate Estate

Hull City Council

F03: Contract award notice

Notice identifier: 2025/S 000-048460

Procurement identifier (OCID): ocds-h6vhtk-044770

Published 13 August 2025, 3:02pm

Section I: Contracting authority

I.1) Name and addresses

Hull City Council

The Guildhall, Alfred Gelder Street

Hull

HU1 2AA

Contact

Richard East

Email

richard.east2@hullcc.gov.uk

Telephone

+44 1482816172

Country

United Kingdom

Region code

UKE11 - Kingston upon Hull, City of

National registration number

168524345

Internet address(es)

Main address

<https://www.hull.gov.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/104102>

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

Facilities Management Framework – Corporate Estate

II.1.2) Main CPV code

- 79993000 - Building and facilities management services

II.1.3) Type of contract

Services

II.1.4) Short description

The Authority has appointed:

Pickerings Europe Limited as Primary Contractor for Lot 2

F.R.Scott Ltd as Primary Contractor for Lot 3

Airco Refrigeration and Airconditioning Limited as Secondary Contractor for Lot 3 and Primary Contractor for Lot 5

O&E Services Limited as Primary Contractor for Lot 6

S.R. Black Plumbing and Heating Ltd as Secondary Contractor for Lot 6

Door Repair & Service Yorkshire Limited as Primary Contractor for Lot 4

SPS Security Limited (bid as Independent Cleaning Services) as Primary Contractor for Lot 1 and Primary Contractor for Lot 8

Shield Security Services (Yorkshire) Limited as Primary Contractor for Lot 7

Premier Roofing & Services Limited as Primary Contractor for Lot 9

Fosters Roofing Limited as Secondary Contractor for Lot 9

to deliver statutory inspections services, remedials and reactive maintenance as described in the Tender Documentation within the 4-year Corporate Property framework

contract.

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Lowest offer: £1 / Highest offer: £9,605,481.19 taken into consideration

II.2) Description

II.2.1) Title

Lot 1 – Fire Alarm Systems

Lot No

1

II.2.2) Additional CPV code(s)

- 31625200 - Fire-alarm systems
- 35121700 - Alarm systems
- 50000000 - Repair and maintenance services
- 50610000 - Repair and maintenance services of security equipment
- 79711000 - Alarm-monitoring services

II.2.3) Place of performance

NUTS codes

- UKE11 - Kingston upon Hull, City of

II.2.4) Description of the procurement

Hull City Council has appointed SPS Security Ltd as Primary Supplier for Lot 1 for provision of Fire Alarm Services, which includes Fire Alarm System planned, statutory, and reactive maintenance and repairs across the Council's corporate estate.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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 2 – Passenger & Goods Lifts

Lot No

2

II.2.2) Additional CPV code(s)

- 42416120 - Goods lifts
- 42416130 - Mechanical lifts
- 50000000 - Repair and maintenance services
- 50750000 - Lift-maintenance services

II.2.3) Place of performance

NUTS codes

- UKE11 - Kingston upon Hull, City of

II.2.4) Description of the procurement

Hull City Council has appointed Pickerings Europe Limited (Trading as Pickering Lifts) as Primary Supplier for Lot 2 for provision of Passenger & Goods Lifts Services, which includes Passenger & Goods Lifts planned, statutory, and reactive maintenance and repairs across the Council's corporate estate.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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 3 – Mechanical, Heating, Gas & Plumbing Services

Lot No

3

II.2.2) Additional CPV code(s)

- 45259300 - Heating-plant repair and maintenance work

II.2.3) Place of performance

NUTS codes

- UKE11 - Kingston upon Hull, City of

II.2.4) Description of the procurement

Hull City Council has appointed F.R. Scott Limited as Primary Supplier and Aircor Refrigeration and Airconditioning Limited as Secondary Supplier for provision of Mechanical Services, which include Mechanical, Heating, Gas & Plumbing planned, statutory, & reactive maintenance & repairs across the Council's corporate estate including dry risers & solar hot water systems.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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.2.14) Additional information

The contract value for Lot 3 is not guaranteed to either of suppliers as it may range from £0 up to £2000000 throughout duration of the contract as Lot 3 has 2 suppliers (Primary and Secondary), and at this time it is impossible to foresee the split between them.

II.2) Description

II.2.1) Title

Lot 4 – Roller Shutters, Powered Closers & Automatic Doors

Lot No

4

II.2.2) Additional CPV code(s)

- 44115310 - Roller-type shutters
- 44221400 - Shutters
- 50000000 - Repair and maintenance services
- 50610000 - Repair and maintenance services of security equipment

II.2.3) Place of performance

NUTS codes

- UKE11 - Kingston upon Hull, City of

II.2.4) Description of the procurement

Hull City Council has appointed Door Repair Service Yorkshire Limited as Primary Supplier for Roller Shutters, Powered Closers and Automatic Doors planned, statutory, and reactive maintenance and repairs across the Council's corporate estate. Due to the fact that Lot 8 and Lot 4 were awarded later, the start date for Lot 4 is 30th September 2024, end date - 30th September 2028.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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 5 – Air Conditioning, Chillers and Refrigerant Gases

Lot No

5

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKE11 - Kingston upon Hull, City of

II.2.4) Description of the procurement

Hull City Council has appointed Airco Refrigeration and Airconditioning Limited for Air Conditioning, Chillers & Refrigerant Gases planned, statutory, and reactive maintenance and repairs across the Council's corporate estate.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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 6 – Electrical Services

Lot No

6

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 45310000 - Electrical installation work
- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UKE11 - Kingston upon Hull, City of

II.2.4) Description of the procurement

Hull City Council has appointed O & E Services Limited as Primary supplier and S.R. Black Plumbing & Heating Limited as Secondary Supplier to provide Electrical Services for reactive maintenance and repairs across the Council's corporate estate. This Lot has a Primary and a Secondary suppliers and it will be used for reactive repairs which cannot be provided by Kingstown Works Limited and may include testing of new buildings brought into the Corporate Estate.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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.2.14) Additional information

The contract value for Lot 6 is not guaranteed to either of suppliers as it may range from £0 up to £1040000 throughout duration of the contract as Lot 6 has 2 suppliers (Primary and Secondary), and at this time it is impossible to foresee the split between them.

II.2) Description

II.2.1) Title

Lot 7 – CCTV Systems

Lot No

7

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 50610000 - Repair and maintenance services of security equipment
- 92222000 - Closed circuit television services

II.2.3) Place of performance

NUTS codes

- UKE11 - Kingston upon Hull, City of

II.2.4) Description of the procurement

Hull City Council has appointed Shield Security Services (Yorkshire) Limited as Primary Supplier for CCTV Systems planned inspections and reactive maintenance and repairs across the Council's corporate estate.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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 8 – Intruder Alarm Systems

Lot No

8

II.2.2) Additional CPV code(s)

- 35121700 - Alarm systems
- 50000000 - Repair and maintenance services
- 50610000 - Repair and maintenance services of security equipment
- 79711000 - Alarm-monitoring services

II.2.3) Place of performance

NUTS codes

- UKE11 - Kingston upon Hull, City of

II.2.4) Description of the procurement

Hull City Council has appointed SPS Security Ltd as Primary Supplier for Intruder & Hold Up Alarms planned inspections and reactive maintenance and repairs across the Council's corporate estate. Due to the fact that Lot 8 and Lot 4 were awarded later, the start date for Lot 8 is 30th September 2024, end date - 30th September 2028.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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 9 – Roofing Maintenance

Lot No

9

II.2.2) Additional CPV code(s)

- 44112400 - Roof
- 45260000 - Roof works and other special trade construction works
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKE11 - Kingston upon Hull, City of

II.2.4) Description of the procurement

Hull City Council has appointed Premier Roofing & Services Ltd as Primary Supplier and Fosters Roofing Limited as Secondary Supplier to provide reactive maintenance and repairs to roofs across the Council's corporate estate. This Lot has a Primary and a Secondary Supplier.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40%

Price - Weighting: 60%

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.2.14) Additional information

The contract value for Lot 9 is not guaranteed to either of suppliers as it may range from £0 up to £2200000 throughout duration of the contract as Lot 9 has 2 suppliers (Primary and Secondary), and at this time it is impossible to foresee the split between them.

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 000-007747](#)

Section V. Award of contract

Contract No

1

Lot No

1

Title

Lot 1 – Fire Alarm Systems

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2024

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

SPS Security Limited (bid as Independent Cleaning Services) Ltd

Neptune House, Neptune Street

Hull

HU3 2BP

Email

john@sps-group.net

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

02738677

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £525,482.91 taken into consideration

Section V. Award of contract

Contract No

2

Lot No

2

Title

Lot 2 – Passenger & Goods Lifts

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2024

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received by electronic means: 3

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

V.2.3) Name and address of the contractor

Pickerings Europe Limited (Trading as Pickerings Lifts)

Cleveland House, Norton Road

Stockton on Tees

TS20 2AQ

Email

enquiries@pickeringlifts.co.uk

Telephone

+44 1642607161

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

03217853

The contractor is an SME

No

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

Lowest offer: £1 / Highest offer: £2,240,000 taken into consideration

Section V. Award of contract

Contract No

3 - Secondary contractor for Lot 3

Lot No

3

Title

Lot 3 – Mechanical, Heating, Gas & Plumbing Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2024

V.2.2) Information about tenders

Number of tenders received: 7

Number of tenders received by electronic means: 7

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

V.2.3) Name and address of the contractor

Airco Refrigeration and Air Conditioning Limited

Airco House, Goulton St

Hull

HU3 4DL

Email

coby@airco.co.uk

Telephone

+44 1482587038

Fax

+44 1482229997

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

03418561

The contractor is an SME

No

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

Lowest offer: £1 / Highest offer: £2,000,000 taken into consideration

Section V. Award of contract

Contract No

4 - Primary Contractor for Lot 3

Lot No

3

Title

Lot 3 – Mechanical, Heating, Gas & Plumbing Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2024

V.2.2) Information about tenders

Number of tenders received: 7

Number of tenders received by electronic means: 7

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

V.2.3) Name and address of the contractor

F.R. SCOTT LIMITED

32/34 Canning Street

Hull

HU2 8QS

Email

shaun@frscott.co.uk

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

00399387

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £2,000,000 taken into consideration

Section V. Award of contract

Contract No

5

Lot No

4

Title

Lot 4 – Roller Shutters, Powered Closers & Automatic Doors

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

16 September 2024

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received by electronic means: 6

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

V.2.3) Name and address of the contractor

Door Repair & Service Yorkshire Limited

36 Bainbridge Avenue

HULL

HU95BN

Email

karl@doorrepairandservice.co.uk

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

06322328

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £600,000 taken into consideration

Section V. Award of contract

Contract No

6

Title

Lot 5 – Air Conditioning, Chillers and Refrigerant Gases

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2024

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received by electronic means: 1

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

V.2.3) Name and address of the contractor

Airco Refrigeration and Air Conditioning Limited

Airco House, Goulton St

Hull

HU3 4DL

Email

coby@airco.co.uk

Telephone

+44 1482587038

Fax

+44 1482229997

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

03418561

The contractor is an SME

No

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

Lowest offer: £1 / Highest offer: £399,999.05 taken into consideration

Section V. Award of contract

Contract No

7, Primary Contractor for Lot 6

Lot No

6

Title

Lot 6 – Electrical Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2024

V.2.2) Information about tenders

Number of tenders received: 4

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

O & E Services Limited

Omega House, 112 Main Road

Sidcup

DA14 6NE

Email

Mark.spence@oande.co.uk

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

05613476

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £1,040,000 taken into consideration

Section V. Award of contract

Contract No

8 - Secondary Contractor for Lot 6

Title

Lot 6 – Electrical Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2024

V.2.2) Information about tenders

Number of tenders received: 4

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

S.R. Black Plumbing & Heating Ltd

Freightliner Road

Hull

HU3 4UW

Email

electrical@srblack.com

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

06517250

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £1,040,000 taken into consideration

Section V. Award of contract

Contract No

9

Lot No

7

Title

Lot 7 – CCTV Systems

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2024

V.2.2) Information about tenders

Number of tenders received: 4

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

Shield Security Services (Yorkshire) Limited

Unit 7 Earls Court, Priory Park East

Hull

HU4 7DY

Email

garyc@shield-security.co.uk

Telephone

+44 1482300833

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

04464684

Internet address

<http://https://www.shield-security.co.uk/>

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £159,999.23 taken into consideration

Section V. Award of contract

Contract No

10

Title

Lot 8 – Intruder Alarm Systems

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

16 September 2024

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received by electronic means: 6

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

V.2.3) Name and address of the contractor

SPS Security Limited (bid as Independent Cleaning Services Ltd)

Neptune House, Neptune Street

Hull

HU3 2BP

Email

john@sps-group.net

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

02738677

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £440,000 taken into consideration

Section V. Award of contract

Contract No

11 - Secondary Contractor for Lot 9

Lot No

9

Title

Lot 9 – Roofing Maintenance

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 August 2024

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received by electronic means: 3

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

V.2.3) Name and address of the contractor

Fosters Roofing Limited

Unit G7, The Bloc Springfield Way, Anlaby

HULL

HU10 6RJ

Email

info@fostersroofing.co.uk

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

10240320

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £2,200,000 taken into consideration

Section V. Award of contract

Contract No

12 - Primary Contractor for Lot 9

Lot No

9

Title

Lot 9 – Roofing Maintenance

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

17 September 2024

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received by electronic means: 3

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

V.2.3) Name and address of the contractor

Premier Roofing and Services Limited

Unit 5 Argyle Street Ufe, Argyle Street

Hull

HU3 1HD

Email

glenn@premierroofing.co.uk

Country

United Kingdom

NUTS code

- UKE11 - Kingston upon Hull, City of

National registration number

04577119

The contractor is an SME

Yes

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

Lowest offer: £1 / Highest offer: £2,200,000 taken into consideration

Section VI. Complementary information

VI.3) Additional information

The contract values for Lot 3, Lot 6 and Lot 9 are not guaranteed to the suppliers as they may range from: £0.00 and up to £2000000 for Lot 3; £0.00 and up to 1040000 for Lot 6 and £0.00 and up to 2200000 for Lot 9 throughout duration of the contract since each of these Lots have 2 suppliers - Primary and Secondary and at this time it is impossible to foresee the split the two of them.

VI.4) Procedures for review

VI.4.1) Review body

Hull City Council

Alfred Gelder Street

Hull

HU1 2AA

Email

ian.anderson@hullcc.gov.uk

Telephone

+44 1482300300

Country

United Kingdom