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Contract

Major Repair Works in Occupied Domestic Properties

Leeds City Council

F03: Contract award notice

Notice identifier: 2025/S 000-052637

Procurement identifier (OCID): ocds-h6vhtk-04b6fc

Published 1 September 2025, 8:17am

Section I: Contracting authority

I.1) Name and addresses

Leeds City Council

Civic Hall, 3rd Floor West,

Leeds

LS1 1UR

Contact

Samantha Dean

Email

samantha.dean@leeds.gov.uk

Telephone

+44 01133785963

Country

United Kingdom

Region code

UKE42 - Leeds

National registration number

171459162

Internet address(es)

Main address

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

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/104105>

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

Major Repair Works in Occupied Domestic Properties

Reference number

93277

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The works, identified during the course of legal claims for disrepair, comprise random repair and maintenance and remedial works to Council owned properties and their environments of which the majority will be occupied. Some repairs may need to be carried out to vacant Affected Properties where the tenants have been temporarily re-housed owing to the extent of the proposed works.

The Contractor should take account that these works are often undertaken within restricted timescales imposed by Court Orders, Injunctions and or legally enforceable agreements and that the execution of the work within these timescales is paramount.

Repair work to occupied properties shall generally be carried out by pre-arranged appointment, made by the Contractor in accordance with instruction from the Contract Administrator.

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £15,000,000

II.2) Description**II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKE42 - Leeds

II.2.4) Description of the procurement

Leeds City Council has significant Housing stock of over 50,000. The council has a duty to ensure it has adequate resources to repair, maintain and improve its stock. This contract

will give the Council adequate capacity to address the high volume of disrepair claims and support the council in the delivery of its strategic obligations of preventative maintenance and strategic disrepair prevention activity.

When a disrepair claim is submitted and the Council is subjected to legal action relating to the condition and this can obligate LCC to undertake remedial works and improvements to Council owned property. Such legal actions will necessitate the execution of works to Council owned property.

The works, identified during the course of legal claims for disrepair, comprise random repair and maintenance and remedial works to Council owned properties and their environments of which the majority will be occupied. Some repairs may need to be carried out to vacant Affected Properties where the tenants have been temporarily re-housed owing to the extent of the proposed works.

The Contractor should take account that these works are often undertaken within restricted timescales imposed by Court Orders, Injunctions and or legally enforceable agreements and that the execution of the work within these timescales is paramount.

Repair work to occupied properties shall generally be carried out by pre-arranged appointment, made by the Contractor in accordance with instruction from the Contract Administrator.

Leeds City Council have engaged separate Contractors to carry out repair and maintenance of gas appliances and heating installations in occupied dwellings.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 600

Cost criterion - Name: Price / Weighting: 400

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

Restricted 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 000-037070](#)

Section V. Award of contract

Contract No

1

Title

Major Repair Works in Occupied Domestic Properties

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 August 2025

V.2.2) Information about tenders

Number of tenders received: 8

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

Axis Europe plc (MAIN ACCOUNT)

Tramway House, 3 Tramway Avenue

London

E15 4PN

Email

jill.pennell@axiseurope.com

Telephone

+44 5642100

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

1991637

Internet address

<http://www.axiseurope.com>

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,500,000

Section V. Award of contract

Contract No

2

Title

Major Repair Works in Occupied Domestic Properties

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 August 2025

V.2.2) Information about tenders

Number of tenders received: 8

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

EQUANS Regeneration Limited

Q3 Office Quorum Business Park, Benton Lane, Newcastle upon Tyne

Newcastle

NE12 8EX

Email

centralbidteam.uk@equans.com

Telephone

+44 1709766000

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

915 7713 13

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,500,000

Section V. Award of contract

Contract No

3

Title

Major Repair Works in Occupied Domestic Properties

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 August 2025

V.2.2) Information about tenders

Number of tenders received: 8

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

Ian Williams Limited

Quarry Road, Chipping Sodbury

Bristol

BS37 6JL

Email

bev.lane@ianwilliams.co.uk

Telephone

+44 01454328003

Fax

+44 01454310997

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

137 8790 28

Internet address

<http://www.ianwilliams.co.uk>

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,500,000

Section V. Award of contract

Contract No

4

Title

Major Repair Works in Occupied Domestic Properties

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 August 2025

V.2.2) Information about tenders

Number of tenders received: 8

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

L Francis Construction limited

77 WILLANS AVENUE

leeds

LS26 0NF

Email

info@l-francis.co.uk

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

13719889

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,500,000

Section V. Award of contract

Contract No

5

Title

Major Repair Works in Occupied Domestic Properties

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 August 2025

V.2.2) Information about tenders

Number of tenders received: 8

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

Palm Yorkshire Ltd

Unit 5 Swinnow Court

LEEDS

LS13 4ER

Email

simon.arrowsmith@palmyorkshire.co.uk

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

8017441

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,500,000

Section V. Award of contract

Contract No

6

Title

Major Repair Works in Occupied Domestic Properties

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 August 2025

V.2.2) Information about tenders

Number of tenders received: 8

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

RIM Scaffolding (Leeds) Limited

Unit 1 Ardane Park

Featherstone

WF7 6EL

Email

peter.madden@rimleeds.co.uk

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

03956634

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,500,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court Justice

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures:

The contracting authority will operate a minimum 10 calendar day standstill period at the point information on the award of the contract is communicated to tenderers to provide time for unsuccessful tenderers to challenge the award decision before the contract is entered into.

Unsuccessful tenderers shall be notified by the contracting authority as soon as possible after the decision is made as to the reasons why they were unsuccessful. The Public Contracts Regulations 2015 provide that aggrieved parties who have been harmed, or are at risk of harm, by breach of the rules are to take action in the High Court (England, Wales and Northern Ireland).