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Contract

Building Retrofit & Refurbishment/Improvement Works Framework

Align Property Services

F03: Contract award notice

Notice identifier: 2025/S 000-064321

Procurement identifier (OCID): ocds-h6vhtk-04c7bf

Published 10 October 2025, 4:04pm

Section I: Contracting authority

I.1) Name and addresses

Align Property Services

White Rose House,(2nd Floor), Northallerton Business Park, Thurston Road

Northallerton

DL6 2NA

Contact

Alison Dickinson

Email

Alison.Dickinson@northyorks.gov.uk

Telephone

+44 1609533450

Country

United Kingdom

Region code

UKE2 - North Yorkshire

Internet address(es)

Main address

<https://www.alignpropertypartners.co.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/104117>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

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

Building Retrofit & Refurbishment/Improvement Works Framework

Reference number

Retrofit & Refurbishment

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

In Close Partnership with North Yorkshire Council, Align Property Services operates as a commercial business to provide comprehensive, multi -disciplined property services to both public and private sector clients. Align Property Services intend to appoint contractors to a multi provider framework. The work includes but is not limited to ; Insulation works Draught proofing work Air source heat pump installations Ground source heat pump installations Boilers and water tank replacements Heating control installations Solar PV and Battery Storage installations Double/Triple Glazing installations – windows and doors Energy efficient lighting installations Ventilation works General Refurbishment & repair works (new kitchens, bathrooms etc.) Meeting CDM requirements

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: £37,500,000

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

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKE2 - North Yorkshire

II.2.4) Description of the procurement

In Close Partnership with North Yorkshire Council, Align Property Partner operates as a commercial business to provide comprehensive, multi -disciplined property services to both public and private sector clients. Align Property Partners intend to appoint contractors to a multi provider framework. The work includes but is not limited to ; Insulation works Draught proofing work Air source heat pump installations Ground source heat pump installations Boilers and water tank replacements Heating control installations Solar PV and Battery Storage installations Double/Triple Glazing installations – windows and doors Energy efficient lighting installations Ventilation works General Refurbishment

& repair works (new kitchens, bathrooms etc.) Meeting CDM requirements

II.2.5) Award criteria

Quality criterion - Name: 1.1 Management of Subcontractors and Supply Chain /
Weighting: 15

Quality criterion - Name: 1.2 Resident Satisfaction / Weighting: 10

Quality criterion - Name: 1.3 Programme and Budget Adherence / Weighting: 15

Quality criterion - Name: 1.4 High Quality Work Outcomes / Weighting: 10

Quality criterion - Name: 1.5 Social Value / Weighting: 10

Price - Weighting: 40

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

Public sector organisations that may access this framework include (but are not limited to): Local Authorities: www.gov.uk/find-local-council-combined Authorities, Registered Social Landlords, Other additional public bodies operating in this region but not specifically referred to may also use this framework including successors to those organisations already identified and their subsidiaries.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

Accelerated procedure

Justification:

F01: Prior information notice (reducing time limits for receipt of tenders)

Notice reference: 2024/S 000-040183

Published 12 December 2024, 8:16pm

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: [2025/S 000-002425](#)

Section V. Award of contract

Contract No

1

Title

Building Retrofit & Refurbishment/Improvement Works Framework

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received by electronic means: 24

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

V.2.3) Name and address of the contractor

BCS Render Systems

Unit F6 Morton Park Way

County Durham

DL1 4PQ

Email

ashleigh@bcsrender.co.uk

Telephone

+44 1325363366

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

09055909

Internet address

<http://www.bcs-render.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: £37,500,000

Section V. Award of contract

Contract No

2

Title

Building Retrofit & Refurbishment/Improvement Works Framework

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received by electronic means: 24

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

V.2.3) Name and address of the contractor

Bell Group Limited

Bell Business Park, Rochsolloch Road, Airdrie

North Lanarkshire

ML6 9BG

Email

submissions@bellgroup.co.uk

Telephone

+44 1689837977

Fax

+44 16898387999

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

SC114142

Internet address

<http://www.bell-group.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: £37,500,000

Section V. Award of contract

Contract No

3

Title

Building Retrofit & Refurbishment/Improvement Works Framework

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received by electronic means: 24

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

V.2.3) Name and address of the contractor

CLC CONTRACTORS LIMITED

VINCENT AVENUE,

SOUTHAMPTON

SO16 6PB

Email

bids@clcgroup.com

Telephone

+44 2380701111

Fax

+44 2380701171

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

01230435

Internet address

<http://www.clcgroup.com>

The contractor is an SME

Yes

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

Total value of the contract/lot: £37,500,000

Section V. Award of contract

Contract No

4

Title

Building Retrofit & Refurbishment/Improvement Works Framework

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received by electronic means: 24

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

V.2.3) Name and address of the contractor

RE:GEN Group Limited

RE:GEN House, 3 Azure Court, Doxford International Business Park

Sunderland

SR3 3BE

Email

bids@regen-group.co.uk

Telephone

+44 7873705629

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

08837074

Internet address

<http://www.regen-group.cco.uk>

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,750,000

Section V. Award of contract

Contract No

5

Title

Building Retrofit & Refurbishment/Improvement Works Framework

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received by electronic means: 24

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

V.2.3) Name and address of the contractor

Simpson (York) Ltd

10 Hassacarr Close, Chessingham Park, Dunnington

Dunnington

YO19 5SN

Email

rebecca.gatenby@simpsonyork.co.uk

Telephone

+44 1904562427

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

847721

The contractor is an SME

Yes

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

Total value of the contract/lot: £37,500,000

Section V. Award of contract

Contract No

6

Title

Building Retrofit & Refurbishment/Improvement Works Framework

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received by electronic means: 24

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

V.2.3) Name and address of the contractor

Tom Willoughby Ltd

Tom Willoughby Ltd, Standard Way

Northallerton

dl62xe

Email

tenders@tomwilloughby.co.uk

Telephone

+44 01609772062

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

499120130

Internet address

<http://www.tomwilloughby.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: £37,500,000

Section V. Award of contract

Contract No

7

Title

Building Retrofit & Refurbishment/Improvement Works Framework

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received by electronic means: 24

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

V.2.3) Name and address of the contractor

William Birch & Sons Ltd

Link Road Court

York

YO10 3JQ

Email

info@williambirch.co.uk

Telephone

+44 1904411411

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

129834

The contractor is an SME

Yes

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

Total value of the contract/lot: £37,500,000

Section V. Award of contract

Contract No

8

Title

Building Retrofit & Refurbishment/Improvement Works Framework

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 July 2025

V.2.2) Information about tenders

Number of tenders received: 24

Number of tenders received by electronic means: 24

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

V.2.3) Name and address of the contractor

YES Energy Solutions

Unit 8 9, Victoria Mills, Stainland Road, Greetland, West Yorkshire

Halifax

HX4 8AD

Email

tenders@yesenergysolutions.co.uk

Telephone

+44 1422880100

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

03995784

Internet address

<http://www.yesenergysolutions.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: £37,500,000

Section VI. Complementary information

VI.3) Additional information

Public sector organisations that may access this framework include (but are not limited to): Local Authorities: www.gov.uk/find-local-council-combined Authorities, Registered Social Landlords, Other additional public bodies operating in this region but not specifically referred to may also use this framework including successors to those organisations already identified and their subsidiaries.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

Country

United Kingdom

Internet address

<https://courtribunalfinder.service.gov.uk/courts/royal-courts-of-justice>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Align Property Services (APS) shall in accordance with the Public Contracts (Amendment) Regulations 2015, incorporate a minimum 10 day standstill period commencing at the point that information on the intention to award the contract is sent to tenderers.

APS shall, as soon as possible after the decision has been made, inform the tenderers and candidates of its decision, and shall do so by notice in writing by the most rapid means of communication practicable.

Should additional information be required, please contact the person cited in paragraph I.1) of this form. If an appeal regarding the award of a contract has not been successfully resolved, Public Contracts Regulations 2015 (SI 2015 No 6) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).

Any such action must be started within 30 days beginning with the date when the aggrieved party first knew or ought to have known that grounds for starting the proceedings had arisen. Where a contract has not been entered into the Court may order the setting aside of the award decision or order the authority to amend any document and may award damages. Following the 10 day standstill period, if no further debriefing has been requested, the Court may only award damages once the contract has been entered into.

VI.4.4) Service from which information about the review procedure may be obtained

The Royal Courts of Justice

The Strand

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom

Internet address

<https://courtribunalfinder.service.gov.uk/courts/royal-courts-of-justice>