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Contract

Framework for Disabled Adaptations

Vale of Glamorgan Council

F03: Contract award notice

Notice identifier: 2025/S 000-066706

Procurement identifier (OCID): ocds-h6vhtk-04b011

Published 20 October 2025, 1:22pm

Section I: Contracting authority

I.1) Name and addresses

Vale of Glamorgan Council

Civic Offices, Holton Road

BARRY

CF63 4RU

Contact

Iftekhar Hussain

Email

EnvironmentProcurement@cardiff.gov.uk

Country

United Kingdom

NUTS code

UKL22 - Cardiff and Vale of Glamorgan

Internet address(es)

Main address

<http://www.valeofglamorgan.gov.uk>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0275

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

Framework for Disabled Adaptations

Reference number

VOG/IH/21/10/24

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council intends to appoint up to Four (4) Suppliers to the framework and up to Two (2) Suppliers as reserves. The suppliers will be offered work on a rotational basis with priority for the first Four (4) Suppliers.

This Framework will operate for a period of two (2) years, with the option to extend for up to an additional two (2) years.

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The Vale of Glamorgan Council requires disabled adaptation works that assist individuals to retain their independence at home. A Disabled Facilities Grant (“DFG”) is available to assist eligible people to adapt their homes in the Vale of Glamorgan. It is subject to person and property eligibility which is assessed by the Council. The properties included in the Framework will be privately owned either by the DFG Applicant or their landlord or Council Tenants. Permission for access and to complete the works will be obtained by the Council as part of the DFG process.

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To assist eligible people for a DFG (DFG Applicants), the Council offers a Disabled Facilities Agency Service (the Agency Service). Where DFG Applicants choose to employ the Agency Service, the Council will provide a full service in preparing plans, preparing and submitting the formal grant application, supervising works on site and certifying the works on completion. Over the last four (4) years, the Council’s Agency Service has used an Adaptations Framework working with several Suppliers to deliver the adaptation works DFG Applicants require, removing the need for each individual grant to be tendered.

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In addition to the above, this framework may be used by the Council’s, Council Housing Adaptations Team (CHAT) to support the delivery of adaptations within its council housing stock for tenants identified as requiring support to continue living independently. The Council has approximately 4,000 properties within its portfolio and the successful contractor(s) will be engaged by the Housing and Building Services Adaptations Team to deliver adaptations.

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The following list includes examples of the type of Works that may be required.

i. Access to and from Dwelling

- External ramping, fixed and temporary
- Low threshold doorways
- Door entry systems

ii. Making dwelling safe

- Removable of trip hazards as assessed

iii. Accessing principle family room

- Widening doorways/structural openings
- Hallway alternations

iv. Accessing room for sleeping

- Altering internal room arrangements
- Through floor lift

v. Access to lavatory

- Installing specialist equipment, e.g. clos-matt
- New partitioning in existing room

vi. Access to bath/ shower

- Removing existing facilities and refitting with adapted equipment, e.g.
- Level access shower
- Specialised Shower Screen
- Thermostat control shower
- Anti-slip flooring
- Grip rails
- Specialised seats

- Specialist baths
- Creation of wet room
- Specialist Shower cubicle
- Shower/ changing tables
- Specialist W.C.
- Hoist Ceiling Rails when access between rooms are required
- Specialist drying equipment

vii. Access to hand washing facilities

- Install W.H.B in bedrooms

viii. Facilitating food preparation and cooking

- Specialist kitchen equipment

ix. Improving and providing heating

- Installing additional sources of heating

x. The Construction of Extensions to house adaption which can't be accommodated with the existing floor print of the property.

- Ground Floor bedroom
- Ground floor bathroom or w.c.
- Combination of both
- Loft conversion

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: £7,270,104

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 34953000 - Access ramps
- 39141000 - Kitchen furniture and equipment
- 42416300 - Hoists
- 42419500 - Parts of lift, skip hoists or escalators
- 42416000 - Lifts, skip hoists, hoists, escalators and moving walkways
- 34952000 - Hydraulic-platforms hoists
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211310 - Bathrooms construction work
- 45211350 - Multi-functional buildings construction work
- 45214631 - Installation works of cleanrooms
- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45400000 - Building completion work
- 45450000 - Other building completion work
- 45213316 - Installation works of walkways
- 45313200 - Escalator installation work
- 45313100 - Lift installation work
- 45313000 - Lift and escalator installation work
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45421110 - Installation of door and window frames
- 45421100 - Installation of doors and windows and related components

- 45421111 - Installation of door frames
- 45421112 - Installation of window frames
- 45421130 - Installation of doors and windows
- 45421131 - Installation of doors
- 45421132 - Installation of windows
- 39144000 - Bathroom furniture
- 39715200 - Heating equipment
- 45331100 - Central-heating installation work
- 45453100 - Refurbishment work
- 33196200 - Devices for the disabled
- 39141400 - Fitted kitchens
- 45421151 - Installation of fitted kitchens

II.2.3) Place of performance

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

II.2.4) Description of the procurement

The Council intends to appoint up to Four (4) Suppliers to the framework and up to Two (2) Suppliers as reserves. The suppliers will be offered work on a rotational basis with priority for the first Four (4) Suppliers.

This Framework will operate for a period of two (2) years, with the option to extend for up to an additional two (2) years.

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The Council will follow an open procedure that comprises supplier business evaluation and tender response. Bidder's price, quality and community benefit scores will be added together and the Bidder(s) with the highest overall total score on the lot in question up to the maximum appointed to the lot.

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All Bidders are required to complete and submit the following (which will constitute a complete Bid response):

(1) Completed Part A – Selection Stage – Pre-Qualification Questionnaire (Part A);

(2) Completed Part B – ITT Response (Part B);

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The first stage of the process is a selection process as set out in Appendix B in the Invitation to Tender (ITT) document. The Contracting Authority will evaluate Bidders' PQQ responses to the selection questions in the PQQ (Appendix B) against the PQQ Evaluation Criteria and Weightings set out in the ITT before evaluating the ITT responses.

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PQQ responses will be evaluated as Pass or Fail or scored out of five (5), where five is the maximum score. A minimum of 87 points will need to be achieved to qualify to the next stage. Failure to meet the mandatory requirements will result in Bidders not being considered further and their Bid rejected. Bidders that meet the mandatory requirements and have scored greater than the minimum score set out above will proceed to the second stage of the process and have their ITT submission evaluated.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 45

Quality criterion - Name: Community Benefits / Weighting: 10

Cost criterion - Name: Price / Weighting: 45

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

Please refer to the Tender Documentation.

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 000-034125](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

16 April 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 12

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

2D BUILDING CONTRACTORS LTD

Unit 19b Ely Valley Industrial Estate

Pontyclun

CF729DZ

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

PHYSICAL ADAPTATION SOLUTIONS LIMITED

C/O Accounted For Ltd, Unit 2 Riverbridge Business Centre, Rhymney River Bridge Road

Cardiff

CF239FP

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

R & M WILLIAMS (HOLDINGS) LIMITED

Williams House, Station Square

Neath

SA111BY

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WHILL CONSTRUCTION LTD

6 Handel Close, Penarth

Vale Of Glamorgan

CF643QP

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

KINGFISHER DEVELOPMENTS (WALES) LIMITED

The Hayes Building, Town Hall Square

Llantwit Major

CF611SD

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

CONSILIO CONSTRUCTION AND ARCHITECTURE LTD

14d Bessemer Road

Cardiff

CF118BA

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

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

Total value of the contract/lot: £7,270,104

Section VI. Complementary information

VI.3) Additional information

(WA Ref:157126)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom