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Award

Disabled Adaptations Framework

Bristol City Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-079192

Procurement identifier (OCID): ocds-h6vhtk-050e32 ([view related notices](#))

Published 3 December 2025, 9:52am

Scope

Reference

DN773799

Description

This will be used to undertake Adaptative works, repair works, and maintenance to tenanted properties owned by Bristol City Council.

This is to be split into the below Lots:

- 1) Repairs and minor works,
- 2) Internal conversions /non structural work
- 3) Structural adaptations
- 4) Domestic lift installation

Commercial tool

Establishes a framework

Lot 1. Major Alterations and Renewal of Adaptations

Description

Major Adaptations and Renewals of Adaptations in BCC owned or leased dwellings Properties with a value above £1,501. Typical requirements will be for but not restricted to:
Adapted bathing facilities
Level access showers
Accessible low-level step-in shower tray with screens
Over bath showers
Wash /dry toileting
External works
Off road parking
Ramping and paths/ hardstanding
Permanent concrete ramps and steps.
Semi-permanent modular ramping systems.
Handrails.
Grab rails.
Safety fencing.
Accessible patios
Internal reconfigurations
Door widening
Structural alterations/ reconfigurations required to create accessible living space.
Kitchen adaptations including but not limited to carcasses, worktops, rise and fall worktops, electrics, plumbing, ventilation and gas, floor coverings. Complete accessible kitchen.
Partial renewal of kitchen to provide access to cupboards, appliances and worktops.
Safety padding.
Access doors
Widening of doorways
Low level threshold doors.
Automated door entry and intercom systems
Building Regulations
For Fast Track Works or if requested by the Surveyor, the Contractor is expected to submit Building Notice to Building Control for works that require Building Control sign off.
Design of Adaptations
For Fast Track Works only, the Contractor is required to submit the design of the adaptation.
Asbestos Surveys/removal
Where requested by the Surveyor, the Contractor is expected to organise an asbestos survey by an UKAS accredited surveying company.
Where asbestos removal is required, the contractor is expected to organise removal by a licensed asbestos removal Contractor.

Lot 2. Reactive and Planned Repairs to Existing Adaptations.

Description

Typical requirements will be "Reactive" and "Planned" (but not restricted to) repairs as described below:"Reactive":Repairs to Bathing Adaptations in BCC Dwellings.Pump repair.Repairs to electric care shower.Repairs to thermostatic mixer showers.Repairs to or replacement of vinyl safety flooring in bathing adaptations.Repairs to shower seats, screens, curtains and rails."Planned":Note that "planned repairs" or "rip-ups" cover the repair of defective or broken items and do not include any decorative elements. Planned repairs are issued following the receipt, assessment and approval of a Repair (rip up) Report by a Client's representative. If the Client's representative deems the adaptation beyond reasonable repair, a repair purchase order may not be issued and contractor will be asked to invoice for the Repair report fee.Repairs to Bathing Adaptations in BCC Dwellings.Repair of a bathing adaptation with a cost of £1,200 or above following approval of a 'Repair Report'. This may include:Pump repair/ replacement.Convert pumped waste to gravity where technically feasible.Electric Care Shower repair/ replacementThermostatic mixer showers repair/ replacement.Repairs to or replacement of vinyl safety flooring in bathing adaptations.Repairs to shower seats, screens, curtains and rails.Repairs to wall substrate.Repairs to Specialised Adaptations or Equipment in BCC Dwellings.Repairs to automated doors and door entry systems including intercom systems.Repairs to rise and fall kitchen work surfaces.Repairs and annual servicing to wash dry WCs.Repairs to fences that have been specifically installed to provide safe areas.Repairs to patio areas that have been specifically installed to provide access to a garden.Asbestos Surveys/RemovalWhere requested by the Surveyor, the Contractor is expected to organise an Asbestos Survey by an UKAS accredited surveying company.Where asbestos removal is required, the Contractor is expected to organise removal by a licensed Asbestos removal contractor.

Lot 3. Minor Alterations

Description

Typical requirements will be for but not restricted to:Ramping and paths/ hardstandingPermanentTemporary/ modular systemsHandrails ("Kee Klamp")Stair Rail/ balustrade alterations.Grab rails - internal and external.Shower seats.Safety fencing.Lever taps.Key safes.Bio Bidets.Additional electrical sockets.Door intercom systems.Lighting alterations.

Lot 4. Specialist Access Equipment and Works

Description

The Works will comprise of the installation of new internal and external Domestic Access Equipment for disabled children and adults in BCC Dwellings within the Bristol City Council boundary. Typical requirements will be for but not restricted to: Stairlifts Straight Stairlifts Curved Stairlifts Through Floor Lifts Fully enclosed Partially enclosed Other Lifts Internal platform lifts. External platform lifts External step lifts External stair lifts Ancillary work for access equipment Obsolete equipment - removal and correct disposal. Carpentry and joinery - e.g. alteration to staircases. Forming of apertures in timber floors Electrical works - e.g. the diversion of services. Plumbing and heating works - e.g. the diversion of services. Making good and decorating disturbed surfaces. Excavation and groundworks. Concreting works. Brick and blockwork. Asbestos - Where requested by the Surveyor, the Contractor is expected to organise an Asbestos Survey by an UKAS accredited surveying company. Where asbestos removal is required, the Contractor is expected to organise removal by a licensed Asbestos removal contractor. Planning Permission - obtaining any statutory approvals. Building Control - obtaining any statutory approvals and sign offs. Structural Engineer - reports and calculations necessary to achieve Building Control sign off. Public Utilities - obtaining relevant permissions for arranging any necessary diversions.

Contract 1. Lot 1 Major Adaptations and Voids over £1500

Lots

Lot Lot 1. Major Alterations and Renewal of Adaptations

Suppliers (4)

- C.L.C. CONTRACTORS LIMITED
- D R JONES YEOVIL LTD.

- HUDSON PLUMBING & HEATING SERVICES LIMITED
- JEFF WAY ELECTRICAL SERVICES LIMITED

Contract value

- £9,120,000 excluding VAT
- £10,944,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

1 December 2025

Date assessment summaries were sent to tenderers

2 December 2025

Standstill period

- End: 12 December 2025
- 8 working days

Earliest date the contract will be signed

15 December 2025

Contract dates (estimated)

- 4 January 2026 to 3 January 2029
- Possible extension to 3 January 2030
- 4 years

Description of possible extension:

Advertised 1 year extension

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKK11 - Bristol, City of

Contract 2. Lot 2 Repairs to Adaptations and specialist equipment

Lots

Lot Lot 2. Reactive and Planned Repairs to Existing Adaptations.

Suppliers (2)

- HUDSON PLUMBING & HEATING SERVICES LIMITED
- Masters Pipeline Services Ltd

Contract value

- £5,080,000 excluding VAT
- £6,096,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

1 December 2025

Date assessment summaries were sent to tenderers

2 December 2025

Standstill period

- End: 12 December 2025
- 8 working days

Earliest date the contract will be signed

15 December 2025

Contract dates (estimated)

- 4 January 2026 to 3 January 2029
- Possible extension to 3 January 2030
- 4 years

Description of possible extension:

Advertised 1 year extension

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work

Contract locations

- UKK11 - Bristol, City of

Contract 3. Lot 3 Minor Adaptations below £1500

Lots

Lot Lot 3. Minor Alterations

Supplier

- ASHCROFT SERVICES LIMITED

Contract value

- £800,000 excluding VAT
- £960,000 including VAT

Framework lot values may be shared with other lots

Below the relevant threshold

Award decision date

1 December 2025

Date assessment summaries were sent to tenderers

2 December 2025

Earliest date the contract will be signed

15 December 2025

Contract dates (estimated)

- 4 January 2026 to 3 January 2029
- Possible extension to 3 January 2030
- 4 years

Description of possible extension:

Advertised 1 year extension

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work

Contract locations

- UKK11 - Bristol, City of

Contract 4. Lot 4 Domestic Lift installation and all associated works

Lots

Lot Lot 4. Specialist Access Equipment and Works

Suppliers (3)

- DOLPHIN LIFTS (WESTERN) LTD
- LIFTECH SOLUTIONS LIMITED
- WESSEX LIFT CO LTD

Contract value

- £1,800,000 excluding VAT

- £2,160,000 including VAT

Framework lot values may be shared with other lots

Above the relevant threshold

Award decision date

1 December 2025

Date assessment summaries were sent to tenderers

2 December 2025

Standstill period

- End: 12 December 2025
- 8 working days

Earliest date the contract will be signed

15 December 2025

Contract dates (estimated)

- 4 January 2026 to 3 January 2029
- Possible extension to 3 January 2030
- 4 years

Description of possible extension:

Advertised 1 year extension

Main procurement category

Works

CPV classifications

- 45313100 - Lift installation work

Contract locations

- UKK11 - Bristol, City of

Information about tenders

Lot 1. Major Alterations and Renewal of Adaptations

- 11 tenders received
- 5 tenders assessed in the final stage:
 - 4 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 4 suppliers awarded contracts
- 1 supplier unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [IAN WILLIAMS LIMITED](#)

Lot Lot 2. Reactive and Planned Repairs to Existing Adaptations.

- 6 tenders received
- 3 tenders assessed in the final stage:
 - 3 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 2 suppliers awarded contracts
- 1 supplier unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [C.L.C. CONTRACTORS LIMITED](#)

Lot Lot 3. Minor Alterations

- 7 tenders received
- 0 tenders assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- -1 suppliers unsuccessful (details included for contracts over £5 million)

Lot Lot 4. Specialist Access Equipment and Works

- 5 tenders received

- 0 tenders assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 3 suppliers awarded contracts
- -3 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Open procedure

Suppliers

ASHCROFT SERVICES LIMITED

- Companies House: 03627299
- Public Procurement Organisation Number: PMHP-8764-MTCJ

Ashcroft House Baynton Road

Bristol

BS3 2EB

United Kingdom

Email: info@ashcroftservices.co.uk

Website: <http://www.ashcroftservices.co.uk>

Region: UKK11 - Bristol, City of

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 3. Lot 3 Minor Adaptations below £1500

C.L.C. CONTRACTORS LIMITED

- Companies House: 01230435
- Public Procurement Organisation Number: PPDC-8757-JZLJ

Unit 2 Northbrook Industrial Estate

Southampton

SO16 6PB

United Kingdom

Email: bids@clcgroup.com

Website: <http://www.clcgroup.com>

Region: UKJ32 - Southampton

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Lot 1 Major Adaptations and Voids over £1500

D R JONES YEOVIL LTD.

- Companies House: 02877463
- Public Procurement Organisation Number: PVVC-9833-HHJZ

Willow House, Artillery Road, Luton Trading Estate

Yeovil

BA22 8RP

United Kingdom

Email: tenders@jonesbuildinggroup.co.uk

Website: <http://www.jonesbuildinggroup.co.uk>

Region: UKK23 - Somerset

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Lot 1 Major Adaptations and Voids over £1500

DOLPHIN LIFTS (WESTERN) LTD

- Companies House: 04711492

- Public Procurement Organisation Number: PBWZ-6755-NTVH

Unit 4 Britannia Way

Clevedon

BS21 6QH

United Kingdom

Email: tom@dolphinliftswestern.co.uk

Website: <https://dolphinliftswestern.co.uk>

Region: UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 4. Lot 4 Domestic Lift installation and all associated works

HUDSON PLUMBING & HEATING SERVICES LIMITED

- Companies House: 04802304
- Public Procurement Organisation Number: PVVC-6699-BBJG

Unit 5a And 5b Advantage Park

Bristol

BS13 7TE

United Kingdom

Email: info@hudsonplumbing.co.uk

Website: <http://www.hudsonplumbing.co.uk>

Region: UKK11 - Bristol, City of

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Lot 1 Major Adaptations and Voids over £1500

Contract 2. Lot 2 Repairs to Adaptations and specialist equipment

IAN WILLIAMS LIMITED

- Companies House: 00879464
- Public Procurement Organisation Number: PHBB-3478-VTVT

Quarry Road

Bristol

BS37 6JL

United Kingdom

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

Region: UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

JEFF WAY ELECTRICAL SERVICES LIMITED

- Companies House: 01333856
- Public Procurement Organisation Number: PCLR-2767-MVNN

The Old Depot The Square

Bristol

BS4 2SS

United Kingdom

Email: chris.way@jeffway.co.uk

Website: <http://www.jeffway.co.uk>

Region: UKK11 - Bristol, City of

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Lot 1 Major Adaptations and Voids over £1500

LIFTECH SOLUTIONS LIMITED

- Companies House: 04373314
- Public Procurement Organisation Number: PDVD-5961-CMJQ

4 King Square

Bridgwater

TA6 3YF

United Kingdom

Email: info@liftechsolutions.co.uk

Website: <http://www.liftechsolutions.co.uk>

Region: UKK23 - Somerset

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 4. Lot 4 Domestic Lift installation and all associated works

Masters Pipeline Services Ltd

- Companies House: 4683057
- Public Procurement Organisation Number: PRNM-4834-VWYJ

Unit 17, Brookgate

BRISTOL

BS3 2UN

United Kingdom

Email: lisa@mastersuk.com

Website: <http://mastersfm.co.uk>

Region: UKK11 - Bristol, City of

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 2. Lot 2 Repairs to Adaptations and specialist equipment

WESSEX LIFT CO LTD

- Companies House: 01269836
- Public Procurement Organisation Number: PBJB-4798-TMYN

No 38 The Maltings No 38 The Malting Business Centre

Stanstead Abbotts

SG12 8HG

United Kingdom

Email: tenders@wessexlifts.co.uk

Website: <http://www.wessexlifts.co.uk>

Region: UKH23 - Hertfordshire

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 4. Lot 4 Domestic Lift installation and all associated works

Contracting authority

Bristol City Council

- Public Procurement Organisation Number: PWXH-3837-PDTD

City Hall, College Green

Bristol

BS1 5TR

United Kingdom

Email: procurement.support@bristol.gov.uk

Website: <http://www.bristol.gov.uk>

Region: UKK11 - Bristol, City of

Organisation type: Public authority - sub-central government