



South East
Consortium

Internal & External Building Works

Framework Guide



020 8036 0004 

www.southeastconsortium.org.uk 

info@southeastconsortium.org.uk 

Internal & External Building Works



OJEU Ref 2019/S 078-184728

Awarded 23/10/2019 Expires 22/10/2023

This Framework is split into 6 lots. These are as follows:

- **Lot 1: Major Refurbishments**
 - 1a - projects under £1m
 - 1b - projects over £1m
- **Lot 2: Kitchens and Bathrooms**
- **Lot 3: Windows and Doors**
- **Lot 4: Roofing**
 - 4a - combined
 - 4b - flat roofing
 - 4c - pitched roofing
- **Lot 5: Electrical Testing, Remedial Works and Re-wiring**
- **Lot 6: Internal and External Decoration / Repairs**

They've been split into these 6 lots to open the Framework up to a range of service providers, from bigger nationwide contractors to specialist contractors and SME's alike.

Lot 1a: Major Refurbishments under £1m

Members are increasingly looking to consolidate their planned programme improvements. Lot 1 adopts a whole house approach to planned maintenance, and has been designed to encompass all work streams, based on 2 value bands.

The works could include but are not limited to;

- Kitchen and Bathroom refurbishment works
- New windows, doors, fascias / soffits, porches, external cladding, guttering and rainwater pipes
- Pitched roofing repairs / replacement
- Roofing repairs / replacement
- Electrical upgrade / re-wire works
- External repairs and cyclical re-decorations

Rank One

Foster Property
Maintenance



Rank Two

Greyline Ltd



Rank Three

Niblock Builders



Rank Four

TMN Contractors



Rank Five

Liberty Group



Rank Six

Pilon Ltd



Rank Seven

Chigwell London



Chigwell

Rank Eight

Redec Refurbishment



Rank Nine

Etec Contract Services



Rank Ten

Novus Property
Solutions



Rank Eleven

R Benson
Property Services



Lot 1b: Major Refurbishments over £1m

Members are increasingly looking to consolidate their planned programme improvements. Lot 1 adopts a whole house approach to planned maintenance, and has been designed to encompass all work streams, based on 2 value bands.

The works could include but are not limited to;

- Kitchen and Bathroom refurbishment works
- New windows, doors, fascias / soffits, porches, external cladding, guttering and rainwater pipes
- Pitched roofing repairs / replacement
- Roofing repairs / replacement
- Electrical upgrade / re-wire works

Rank One

Wates Property
Services



Rank Two

Mulalley & Co



Rank Three

Amber Construction



Rank Four

United Living



Rank Five

Axis Europe



Rank Six

Osborne Property



Rank Seven

Kier Services



Rank Eight

Breyer Services



Rank Nine

ENGIE Regeneration



Rank Ten

Morgan Sindall
Property Services



Rank Eleven

Ser Contractor



Rank Twelve

CLC Contractors



Lot 2: Kitchens & Bathrooms

Lot 2 covers the labour and replacement of kitchens, bathrooms, wet rooms, aids and adaptations / W.Cs and electrical where identified. The works are likely to include but are not limited to;

- Stripping out of the existing kitchen / bathroom / wet room / W.C.s
- Removal of any materials of asbestos content under controlled conditions and in accordance with all current legislation
- Any structural alterations to allow for the installation of the new kitchen or bathroom to occur
- The removal from site of all debris and the disposal of in the correct manner
- The supply and installation of new kitchens / bathrooms / wet rooms / W.C.s / sanitary ware
- Testing and certification of the works upon completion

Rank One

Wates Property
Services

Wates

Rank Two

Amber Construction

Amber
Construction Services Ltd

Rank Three

Mulalley & Co

MULALLEY

Rank Four

Greyline Ltd

Greyline

Rank Five

Foster Property
Maintenance

FOSTER
PROPERTY MAINTENANCE LTD

Rank Six

United Living

**united
living**

Rank Seven

Liberty Group

Liberty Group

Rank Eight

Kier Services

KIER

Rank Nine

Axis Europe

axis

Rank Ten

TMN Contractors

TMN

Lot 3: Windows and Doors

Lot 3 covers the replacement or refurbishment of windows, doors, fire doors, guttering, fascias, soffits, porches, and external cladding where identified. The works are likely to include but not limited to;

- Removal of the existing windows, doors, fascias /soffits porches and cladding
- The removal of any materials of asbestos content under controlled conditions and in accordance with current legislation.
- Carry out any structural alterations to allow for the installation of the new units
- The removal from site of all debris and the disposal of in the correct manner
- The supply and installation of new UPVC windows
- Provision of FENSA certifications, guarantees and any other certification required on completion of the works.

Rank One

Niblock Builders



Rank Two

Wates Property
Services



Rank Three

United Living



Rank Four

Mulalley & Co



Rank Five

Foster Property
Maintenance



Rank Six

Liberty Group



Rank Seven

Bell Group



Rank Eight

AD Construction



Lot 4a: Combined Roofing

Lot 4 covers the provision for the replacement or repair of existing pitched roofing coverings, roof structures, guttering / rainwater pipes, fascias / soffits, dormer windows where identified.

This Lot has been split into 3 sub-lots, to ensure the framework meets customer's specific requirements. They are:

- 4a: Combined Lot (Flat & Pitched)
- 4b: Flat Roofing
- 4c: Pitched Roofing

The works are likely to include but are not limited to;

- Removal of the existing roof covering, roof timbers and roof structure etc.
- The removal of any materials of asbestos content under controlled conditions and in accordance with all current legislation
- Carrying out any structural alterations to allow for the installation of the new covering / roof structure, etc.
- The supply and installation of new roof coverings
- Provision of guarantees and any other certification required on completion of the works.

Rank One

Wates Property
Services



Rank Two

Amber
Construction



Rank Three

Breyer Group



Rank Four

United Living



Rank Five

Foster Property
Maintenance



Rank Six

Avonside
Group



Rank Seven

Wiggett



Rank Eight

Highview Roofing



Appointed Contractors

I & E Building Works
Flat & Pitched Roofing

Lot 4b: Flat Roofing

Rank One

Wiggett Roofing



Rank Two

Wates Property
Services



Rank Three

United Living



Rank Four

Amber Construction



Rank Five

R Benson Property



Rank Six

M&J Group



Rank Seven

George Jones



Rank Eight

Arc Group London



Lot 4c: Pitched Roofing

Rank One

Wates Property
Services



Rank Two

Amber Construction



Rank Three

Breyer Group



Rank Four

United Living



Rank Five

Foster Property
Maintenance



Rank Six

Avonside Group



Rank Seven

Wiggett Roofing



Rank Eight

Highview Roofing



Lot 5: Electrical

Lot 5 covers the provision of electrical testing, installations and / or upgrades to a variety of individual residential properties, communal areas, multi occupancy residential blocks, commercial premises, external estate works, etc. where identified. The works are likely to include but are not limited to;

- Stripping out / disconnection of the existing electrical wiring,
- Removal of any materials of asbestos content under controlled conditions and in accordance with all current legislation
- Carrying out any building works to allow for the installation of the electrical re-wires / systems to take place
- The upgrade of existing / installation of new door entry system, CCTV systems, fire alarm systems, intruder alarms systems, security gates, estate lighting improvements etc.
- The supply and installation of new electrical re-wires to a range of residential and non residential properties (including multi occupancy blocks of flats etc.)
- Testing and certification of the works upon completion

Rank One

Aaron Services



Rank Two

Smith & Byford



Rank Three

NRT Building Services



Rank Four

Arc Group



Rank Five

Niblock Building
Contractors



Rank Six

Greyline Ltd



Rank Seven

Kier Services



Rank Eight

Wiggett Electrical



Lot 6: Internal & External Decoration / Repairs

Lot 6 covers the provision of repairs and cyclical decoration works to the internal and external structures of the properties identified by the member. The works are likely to include but are not limited to:

- The supply, erection and hire of access equipment to allow for works to proceed
- Repair various elements of the external envelope of the properties
- The upgrade / renewal of cavity wall insulation
- The cyclical redecoration of previously painted external & communal areas, including anti graffiti paint, fire precaution works etc.

Rank One

Axis



Rank Two

Bell Group



Rank Three

Hankinson Whittle



Rank Four

Mitie Property Services



Rank Five

George Jones



Rank Six

Greyline Ltd



Rank Seven

Novus Property
Solutions



Rank Eight

TMN Contractors



Rank Nine

DW Support Solutions



Rank Ten

Mulalley & Co

