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Tender

Demolition of existing houses and erection of new dwellings at Holly and Stuart Close, Swindon

Swindon Borough Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-001562

Procurement identifier (OCID): ocds-h6vhtk-06021b

Published 8 January 2026, 3:34pm

Scope

Reference

DN802438

Description

Swindon Borough Council invites expressions of interest from suitably qualified and experienced service providers for the demolition of existing houses and erection of new dwellings at Holly and Stuart Close, Swindon

Lot 1 is for the demolition of 2 semi-detached dwellings at Holly Close, which have been severely fire damaged, and the construction of 2 semi-detached dwellings. Of these dwellings there will be 1 M4(2) and 1 M4(3).

Lot 2 is for the demolition of 2 semi-detached dwellings at Stuart Close, which have been structurally damaged, and the construction of 3 terraced dwellings. All of these dwellings will be M4(2).

Tenderers may choose to tender for either or both lots, however if successful, each site

must have separate site management to ensure quality of construction and adequate management of site risks.

The initial contract term will be for 12 months.

Full details relating to the Works are provided in the tender documents.

To participate, Suppliers will need to Register as a Supplier with ProContract, www.supplyingthesouthwest.org.uk, then Register an Interest before obtaining access to the tender documents. In the event of difficulties registering as a supplier, please refer to the System Administrator Proactis support team ProContractSuppliers@proactis.com

Tender clarifications to be submitted in writing via Messaging in ProContract tender portal, including the project reference and title clearly in the Subject title, by 9th February 2026, 1400 hrs UK Local time. The Council's responses to these clarification questions will be issued periodically via Messaging in ProContract tender portal.

Tender Responses are required to be submitted no later than 16th February 2026, 1400 hrs UK Local time via ProContract tender portal -

<https://www.supplyingthesouthwest.org.uk/>

Please note that this project has been advertised on Find a Tender and Supplying the South West Portal, <https://www.supplyingthesouthwest.org.uk/> is the only portal that includes all the relevant documents required to respond to this opportunity, bearing Project Id: DN802438

No Tender submissions will be considered without completing the tender documents in full including attachments and returning them in alignment with the instructions within the tender documents.

Total value (estimated)

- £1,536,000 excluding VAT
- £1,843,200 including VAT

Below the relevant threshold

Contract dates (estimated)

- 24 April 2026 to 23 April 2027
- 1 year

Main procurement category

Works

Not the same for all lots

CPV classifications and contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. Demolition of existing housing and erection of new dwellings at Holly Close, Swindon

Description

Lot 1 is for the demolition of 2 semi-detached dwellings at Holly Close, which have been severely fire damaged, and the construction of 2 semi-detached dwellings. Of these dwellings there will be 1 M4(2) and 1 M4(3).

Lot value (estimated)

- £812,000 excluding VAT
- £974,400 including VAT

CPV classifications

- 45211100 - Construction work for houses

Contract locations

- UKK14 - Swindon

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Demolition of existing housing and erection of new dwellings at Stuart Close, Swindon

Description

Lot 2 is for the demolition of 2 semi-detached dwellings at Stuart Close, which have been structurally damaged, and the construction of 3 terraced dwellings. All of these dwellings will be M4(2).

Lot value (estimated)

- £724,000 excluding VAT
- £868,800 including VAT

Same for all lots

Contract dates are shown in the Scope section, because they are the same for all lots.

Submission

Enquiry deadline

9 February 2026, 2:00pm

Tender submission deadline

16 February 2026, 2:00pm

Submission address and any special instructions

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Tenders may be submitted electronically

Yes

Award criteria

Price 65%

Quality

Projects Delivery 2.5%

Programme 7.5%

Method Statement 5%

Quality Assurance Proposal 5%

Social Value 15%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Swindon Borough Council

- Public Procurement Organisation Number: PNPT-6195-XDWV

Swindon Borough Council, Civic Offices, Euclid Street

Swindon

SN1 2JH

United Kingdom

Contact name: Mr Darren Priddle

Email: dpriddle@swindon.gov.uk

Website: <https://www.swindon.gov.uk/>

Region: UKK14 - Swindon

Organisation type: Public authority - sub-central government