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Tender

Provision of Minor Maintenance and Cleansing of Public Conveniences

Swale Borough Council

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

Notice identifier: 2026/S 000-003518

Procurement identifier (OCID): ocds-h6vhtk-060488 ([view related notices](#))

Published 15 January 2026, 2:04pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Links updated.

Scope

Reference

PA45

Description

Swale Borough Council is inviting tenders for the Provision of Minor Maintenance and Cleansing of Public Conveniences. Two contracts will be awarded to one supplier.

The contracts will involve opening and closing public conveniences; cleansing and maintaining them (undertaking minor maintenance works); providing consumables; undertaking hygiene services and dispose of corresponding waste.

The contract for Lot 1 shall commence on 01/04/26 and terminate on 31/03/31. The council may extend the opportunity for a further 1 year. The contract for Lot 2 shall commence on 01/04/26 and terminate on 31/03/27. The council may extend the opportunity for 1 year periods of up to a further 5 years. The tenderer who submits the Most Advantageous Tender will be awarded the contracts.

The Invitation to Tender document must be submitted / uploaded on the Council's e-tendering portal. The closing date for submission of Expressions of Interest and the closing date for the ITT is 12 February 2026 at 12:00 noon.

All communication / clarifications must be submitted via the e-tendering portal.

To respond to this opportunity, please click here:

<https://www.kentbusinessportal.org.uk/respond/6X464HNX39>

Access Code : 6X464HNX39

If you experience any technical difficulties from accessing the above url, then please contact the Delta eSourcing Helpdesk on call 0800 923 9236 or email helpdesk@delta-esourcing.com.

Total value (estimated)

- £1,986,000 excluding VAT
- £2,383,200 including VAT

Above the relevant threshold

Main procurement category

Services

CPV classifications

- 33191000 - Sterilisation, disinfection and hygiene devices
- 45215500 - Public conveniences
- 90000000 - Sewage, refuse, cleaning and environmental services

Contract locations

- UKJ4 - Kent

Lot constraints

Description of how multiple lots may be awarded:

Tenderers must price both lots. The two lots will result in two separate contracts but both lots will be awarded to the same tenderer.

Not the same for all lots

Contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1. 1

Description

Lot 1 will be offered on a 5 + 1 year basis.

- Central Avenue at Sittingbourne, ME10 4BX
- Milton Creek Country Park, Sittingbourne, ME10 2DE
- King George V Playing fields toilet, Sittingbourne ME10 1QX
- Park Road, Faversham, ME13 8ES
- Faversham Recreation ground Sports Changing Facilities including overnight clean ready for Sunday play. Descaling shower heads/ taps (quarterly). WC, Urinals, showers, sinks, changing rooms, and community room, kitchen and toilet.
- Bartons Point, Isle of Sheppey ME12 2BX. This includes the toilets, showers and the sluice room. Descaling shower heads/ taps (quarterly).
- Minster Leas public toilet
- Rose Street at Sheerness, ME12 1UA
- Leysdown Beach Services, Grove Avenue, ME12 4QE
- Beachfields, Sheerness, ME12 1RE

Lot value (estimated)

- £1,620,000 excluding VAT
- £1,944,000 including VAT

Contract dates (estimated)

- 1 April 2026 to 31 March 2031
- Possible extension to 31 March 2032

- 6 years

Description of possible extension:

The Council may extend the contract by up to one year.

Same for all lots

CPV classifications and contract locations are shown in the Scope section, because they are the same for all lots.

Lot 2. 2

Description

This lot consists of facilities where it is the intention of the council to close or transfer the asset at some point most likely within the first 12 months of the contract (although this timescale may extend). If an asset is transferred or closed then that facility will be removed from the contract and the entire priced costs for that facility for opening, closing, cleansing, maintaining, consumable provision, overheads etc will be removed from the monthly billing process. Facilities in Lot 2 may be removed from the contract with 3 months notification to the Contractor.

Consequently, this contract will be awarded on a rolling one-year basis up to six years in total.

It is possible that facilities in this list may be varied to the Lot 1 contract over time (in agreement with both parties).

Lot value (estimated)

- £366,000 excluding VAT
- £439,200 including VAT

Contract dates (estimated)

- 1 April 2026 to 31 March 2027
- Possible extension to 31 March 2032
- 6 years

Description of possible extension:

At the Authority's sole and exclusive option, the Contract Period may be extended for further periods of 1 year at a time up to a maximum of 5 additional years.

Same for all lots

CPV classifications and contract locations are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. 1

Lot 2. 2

Satisfactory credit check (low or very low risk score, with credit and contract limits in excess of the tender value)

Minimum turnover of 2 times the annual contract value

Technical ability conditions of participation

Lot 1. 1

Lot 2. 2

N/A

Particular suitability

Lot 1. 1

Lot 2. 2

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

2 February 2026, 5:00pm

Tender submission deadline

12 February 2026, 12:00pm

Submission address and any special instructions

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Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

23 February 2026

Award criteria

| Name | Type | Weighting |
|-------------|-------------|------------------|
| Price | Price | 60% |
| Quality | Quality | 40% |

Other information

Payment terms

Invoices should be submitted electronically to exchequer@swale.gov.uk

Description of risks to contract performance

Local Authorities face continued financial challenges. Future financial risks are unknown. With limited funds, Local Authorities have to regularly review and consider the value of non-statutory functions (of which public conveniences are a non statutory service). To mitigate against this risk and provide some longer term stability, Swale BC undertook a full review of public conveniences prior to this tender. Three facilities were closed prior to tender. The facilities (as best known at this point in time) where there may be future changes have been highlighted in the tender as a separate Lot. This transparent approach enables bidders to consider options for pricing, aware of the potential shorter-term outcomes. However, more future changes are entirely possible and unknown at this point in time.

Local Government Reform is likely to be a factor during the term of this contract. The impacts of this are unknown as yet.

The indexation clauses track national average indices for wages rather than minimum or real living wages. It is possible that minimum/ real living wages may rise at a higher rate than average wages. Bidders are to consider this as part of their pricing model.

Where the relevant conditions under Schedule 8 of the Act are satisfied, any modification of the Contract to remedy the identified risks is likely to be treated as a permitted contract modification in line with The Procurement Act 2023.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

<https://www.kentbusinessportal.org.uk/respond/6X464HNX39>

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Contracting authority

Swale Borough Council

- Public Procurement Organisation Number: PJVX-4924-XHDQ

Swale House, East Street

Sittingbourne

ME10 3HT

United Kingdom

Email: procurement@Swale.gov.uk

Region: UKJ43 - Kent Thames Gateway

Organisation type: Public authority - sub-central government