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Tender

Aids and Adaptations to Guildford Borough Council Properties

Guildford Borough Council

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

Notice identifier: 2026/S 000-005620

Procurement identifier (OCID): ocids-h6vhtk-060bde

Published 22 January 2026, 10:09am

Scope

Reference

GBC - 038855

Description

Guildford Borough Council (“the Contracting Authority” or “GBC”) owns approximately 5,300 dwellings comprising a mixture of houses, low/medium rise flats, and sheltered housing schemes located across the Borough. In addition to this, adaptation works could be required to private properties within the Borough. An area map of the Borough is included in the tender pack. Note: Not all the Council’s dwellings will require adaptations works as part of this contract opportunity.

The Council is seeking to enter into multiple contracts for an initial period of 3 years, with an option to extend for further 2 years in 2 x 12-month increments. The anticipated commencement date is 1st June 2026. The successful Contractors will be able to cover the whole of the borough area. The contractors will be selected to work in all areas as directed by GBC.

This scope of this tender will include, but is not limited to:

- Home Modifications: Install features like level access showers, wash/dry toilets, or stair lifts to enhance mobility within the home.
- External Access: The creation of ramps or level paths to provide easier access to the home or garden.
- Space Extensions: Possibly extending the property to create more accessible space or adding a modular building for additional rooms.

The Council envisages engaging with up to 4 suitably qualified organisations capable of undertaking Surveys & Adaptations works in the property types mentioned above. Determining the successful tenderers is set out within the Evaluation section of this ITT.

The successful contractors will operate across the whole Borough area on a rotation basis.

This procurement exercise is a reiteration of the tender (GBC – 038762) that was abandoned in December 2025.

Total value (estimated)

- £2,500,000 excluding VAT
- £3,000,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2029
- Possible extension to 31 May 2031
- 5 years

Description of possible extension:

2 x 12-month increments

Main procurement category

Works

CPV classifications

- 35820000 - Support equipment
- 45000000 - Construction work
- 45300000 - Building installation work

Contract locations

- UKJ25 - West Surrey

Submission

Enquiry deadline

9 February 2026, 4:00pm

Tender submission deadline

16 February 2026, 12:00pm

Submission address and any special instructions

<https://www.in-tendhost.co.uk/sesharedservices.aspx/Home>

Tenders may be submitted electronically

Yes

Award criteria

Quality 55% / Social Value 5% / Price 40%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Guildford Borough Council

- Public Procurement Organisation Number: PRYN-3355-CPMV

Millmead House, Millmead

Guildford

GU2 4BB

United Kingdom

Contact name: Jennifer Rhoden

Email: procurement@guildford.gov.uk

Region: UKJ25 - West Surrey

Organisation type: Public authority - sub-central government