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Planning

Refurbishment and Repairs to Vacant Properties (Voids)

Swindon Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-012596

Procurement identifier (OCID): ocids-h6vhtk-03c5d9

Published 3 May 2023, 9:59am

Section I: Contracting authority

I.1) Name and addresses

Swindon Borough Council

Swindon Borough Council, Civic Offices, Euclid Street

Swindon

SN1 2JH

Contact

Mr Adam Wdowik

Email

TenderingHousingProperty@swindon.gov.uk

Country

United Kingdom

Region code

UKK14 - Swindon

Internet address(es)

Main address

<http://www.swindon.gov.uk/>

Buyer's address

<http://www.swindon.gov.uk/>

I.3) Communication

Additional information can be obtained from another address:

Operations Procurement Team

Swindon

Email

TenderingHousingProperty@swindon.gov.uk

Country

United Kingdom

Region code

UKK14 - Swindon

Internet address(es)

Main address

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Refurbishment and Repairs to Vacant Properties (Voids)

Reference number

DN662446

II.1.2) Main CPV code

- 45262690 - Refurbishment of run-down buildings

II.1.3) Type of contract

Works

II.1.4) Short description

Ahead of the expiry of Swindon Borough Council's framework for Vacant Property Repairs we wish to inform the market of the upcoming procurement opportunity for the replacement commercial arrangements, and invite supplier feedback to help shape the commercial model and procurement procedure followed.

Suppliers are invited to take part in this soft market testing by completing a short questionnaire, details of which are included below.

Please note - this PIN relates to this supplier engagement exercise only. Procurement/ tender documents are not available at this time.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45453100 - Refurbishment work

II.2.3) Place of performance

NUTS codes

- UKK14 - Swindon

II.2.4) Description of the procurement

Swindon Borough Council is committed to delivering for our residents, local businesses and communities, with our services providing a lifeline and safety net to residents who need us most through the vital care and support we provide. We're ambitious for the town, realistic about the challenges but excited for the future, and we're acting now to meet the needs of Swindon's growing population.

SBC has a housing stock of approximately 10,500 properties, consisting mainly of 1, 2, 3 and 4 bedroom houses, 1, 2 and 3 bedroom flats, and 1, 2 and 3 bedroom sheltered housing units. The properties are mainly of traditional construction, but a number of other types of construction exist within the stock, as well as seven blocks of multi-storey flats above 3 storeys. 84% of the properties are estate based and are within a 6-mile radius of Swindon town centre, the remainder are in rural areas within a 15-mile radius.

Our Housing Team manage an average of between 600 and 750 void properties per year, each requiring varying degrees of repairs and refurbishment works to be carried out in line with our current Voids Re-let Standards.

The scope of works can include (but are not limited to):

- Property/garden clearance
- Bathroom and kitchen replacements or servicing
- Heating and electrical installations and upgrades
- Major plastering works
- Garden ground works
- Thermal upgrades
- Full or part re-decorations
- Minor structural works
- Fire damage to properties also fall within our remit, this can vary from simple minor repairs/making good, to much more extensive and intrusive works.

An estimated breakdown of the works required is:

Standard re-let minor works = 20%; Capital Works = 40%; Major Capital = 40%

SBC's in house team deliver some of the works, with additional work shared equally between two contractors appointed via our own framework. Annual spend between the two contractors is ~£2.2 million.

We are looking at the options available to appoint contractors to carry out these works, and are inviting feedback from the market to help shape the future commercial model.

It is not our intention to split the works required into discipline specific Lots; the appointed contractor(s) must be able to deliver all services either directly or through collaborative arrangements with their own supply chain.

II.3) Estimated date of publication of contract notice

19 July 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Please email TenderingHousingProperty@Swindon.gov.uk to register your interest and request a link to the questionnaire - please include your company name, contact name and the title of this procurement in the email.

Responses to the questionnaire are required by Thursday 18th May 2023, and requests for the questionnaire should therefore be made by close of business on Friday 12th May.

The Council will acknowledge receipt from all responders and may wish to carry out further engagement in relation to any responses received.

Suppliers are advised Council is aiming to publish the procurement documents in July 2023.