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Award

Void Property Clearance and Cleaning

Bernicia Group

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-012794

Procurement identifier (OCID): ocds-h6vhtk-058404 ([view related notices](#))

Published 12 February 2026, 11:39am

Scope

Reference

BG-P/REF:0030

Description

The Bernicia Group wish to appoint contractors who can cover the geographical area from Northumberland to Teesside to undertake Voids Clearance and Cleaning services for the Group. As a significant regional business Bernicia is ideally placed to assist with the delivery of the strategic vision for the Northeast, and in doing so deliver positive outcomes for tenants, customers, and stakeholders.

In satisfying this requirement they shall operate a fully managed Voids Clearance and Cleaning service, which:

- Ensures a robust quality assurance process is established and delivered under the organisation's duties and obligations under the Health & Safety at Work Act 1974 and all subsequent legislation governing all its activities to all stakeholders of the group.
- Certifies that the provision of the service whilst undertaking all work activities is carried

out in accordance with key criteria as laid down in legislation and statutory regulations.

- Ensures that all aspects of the activities undertaken within the service are inspected and reported against giving an impartial and balanced view of performance.
- Ensures good practice as set out in industry ACOP's (Approved Code of Practice) and defining legislation is observed across the organisation.
- Provides a standard of services that helps to maximise customer satisfaction and provides a positive image to Bernicia.
- Delivers a high standard of Voids Clearance and Cleaning services with the use of safe materials or methods that do not pose any harm to the community. This should comply with COSHH guidance.
- Delivers effective customer services.
- Has a flexible approach to any unplanned or reactive work.

The Voids Clearance and Cleaning service contract will cover the Clearance and Cleaning of properties that Bernicia deems appropriate. This is to ensure the safe re-let of the property and to ensure a tidy presentation. The contract will be covered by a pricing schedule of potential works, tasks and charges.

Contractor's responsibilities for the Void Clearance and Cleaning Service for all sites:

- To carry out a prompt and thorough Void Clearance / Cleaning / Garden Maintenance Service of properties identified by Bernicia
- To ensure that a deep clean service is provided when requested to ensure the properties identified are safe and presentable for re-let.
- To provide all the relevant equipment and consumables to carry out the contracted tasks
- To ensure that any waste materials from carrying out the service are disposed of in a responsible manner.
- To ensure that all relevant precautions are taken when removing hazardous, biological waste or drug paraphernalia. To inform Bernicia of any and all such materials that have been identified.

It is the responsibility of the contractor to manage the delivery, performance, and provision of the services in a co-ordinated manner in agreement with Bernicia. The contractor must be innovative and proactive throughout the term of the contract.

Contract 1. Void Property Clearance and Cleaning

Supplier

- [Anlaby Office Cleaning Services Ltd](#)

Contract value

- £900,000 excluding VAT
- £1,080,000 including VAT

Above the relevant threshold

Award decision date

12 November 2025

Date assessment summaries were sent to tenderers

22 December 2025

Standstill period

- End: 23 February 2026
- 8 working days

Earliest date the contract will be signed

25 February 2026

Contract dates (estimated)

- 26 February 2026 to 24 February 2029
- 2 years, 11 months, 27 days

Main procurement category

Services

CPV classifications

- 90900000 - Cleaning and sanitation services
- 90910000 - Cleaning services
- 90911000 - Accommodation, building and window cleaning services

Contract locations

- UKC1 - Tees Valley and Durham
- UKC11 - Hartlepool and Stockton-on-Tees
- UKC12 - South Teesside
- UKC - North East (England)
- UKC2 - Northumberland and Tyne and Wear

- UKC22 - Tyneside
- UKC23 - Sunderland
- UKC21 - Northumberland

Information about tenders

- 11 tenders received
- 11 tenders assessed in the final stage:
 - 9 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 10 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Open procedure

Supplier

Anlaby Office Cleaning Services Ltd

- Companies House: 04158878

Anlaby House - 1 Corban Street, 1st Floor

Bradford

BD4 8RH

United Kingdom

Email: arthur.gallagher@anlabycleaning.co.uk

Region: UKE41 - Bradford

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Void Property Clearance and Cleaning

Contracting authority

Bernicia Group

- Mutuels Public Register: 7711

Oakwood Way, Ashwood Business Park

Ashington

NE63 0XF

United Kingdom

Contact name: Owen Riddle (Bernicia Group)

Telephone: 03448003800

Email: procurement@bernicia.com

Website: <http://www.bernicia.com>

Region: UKC21 - Northumberland

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)