

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/038010-2023>

Tender

## **Main Contractor to carry out Whole House Retrofit to 114 properties for Swindon Borough Council**

Swindon Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-038010

Procurement identifier (OCID): ocids-h6vhtk-03a2e8

Published 29 December 2023, 1:21pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Swindon Borough Council

Swindon Borough Council, Civic Offices, Euclid Street

Swindon

SN1 2JH

#### **Contact**

Operations Procurement Team

#### **Email**

[TenderingHousingProperty@Swindon.gov.uk](mailto: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**

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.supplyingthesouthwest.org.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**

Main Contractor to carry out Whole House Retrofit to 114 properties for Swindon Borough Council

Reference number

DN695627

### **II.1.2) Main CPV code**

- 45260000 - Roof works and other special trade construction works

### **II.1.3) Type of contract**

Works

### **II.1.4) Short description**

Swindon Borough Council intends to appoint a main contractor to lead the modernisation and improvement of up to 114 Unity properties within the Council's housing stock.

The homes identified for the project are in the Park South area of Swindon in the SN3 postcode area. The 114 homes all sit within this geographical area across a number of streets.

To participate in this Restricted Procedure, Suppliers will need to Register as a Supplier with ProContract, [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk), then Register an Interest before obtaining access to the Selection Questionnaire (SQ) and draft tender documents. In the event of difficulties registering as a supplier, please refer to the System Administrator Proactis support team [ProContractSuppliers@proactis.com](mailto:ProContractSuppliers@proactis.com)

Clarifications to be submitted in writing via Messaging in ProContract tender portal, including the project reference and title clearly in the Subject title, by 24th January 2024. The Council's responses to these clarification questions will be issued periodically via Messaging in ProContract tender portal.

Responses to this Selection stage are required to be submitted no later than 2nd February 2024, 14:00 hrs UK Local time via ProContract tender portal -

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

The Council intends to invite five suitably qualified suppliers to tender - details are included in the procurement documents. Estimated date of dispatch of invitations to tender or to participate to selected candidates by 13 February 2024

Please note that this project has been advertised on Find a Tender Service (FTS) Contract Notice/Contracts Finder/ other web portals, however, Supplying the South West Portal,

<https://www.supplyingthesouthwest.org.uk/> <http://www.supplyingthesouthwest.org.uk/> is the only portal that includes all the relevant documents required to respond to this opportunity, bearing Project Id: DN 695627

No submission will be considered without completing the PAS91 documents in full including attachments and returning them in alignment with the instructions within the procurement documents.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 09331000 - Solar panels
- 44221111 - Double-glazed units
- 44621220 - Central-heating boilers
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45261215 - Solar panel roof-covering work
- 45321000 - Thermal insulation work
- 45331210 - Ventilation installation work
- 45421130 - Installation of doors and windows

#### **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.

The Council intends to appoint a main contractor to lead the modernisation and improvement of up to 114 Unity properties within the Council's housing stock. These Unity properties, which suffer with poor thermal efficiency, are based on loadbearing Pre-Cast Reinforced concrete (PRC) structural frames. The project will deliver improvements to the

energy performance of the properties via outcomes in line with PAS2035 (Retrofitting dwellings for improved energy efficiency), providing 'whole-house'/ 'whole building' retrofit and energy efficiency measures.

The package of works to be undertaken by the successful Contractor will include, but not limited to:

- External Wall Insulation including roof/gable end alterations and a new structural wall tie system,
- Replacement uPVC Windows and GRP doors,
- Installation of adequate ventilation as necessary,
- New gas boilers and central heating systems,
- Solar PV.

The homes identified for the project are in the Park South area of Swindon in the SN3 postcode area. The 114 homes all sit within this geographical area across a number of streets.

This project is a fundamental driver to support the Council's commitment and drive toward net-zero emissions by 2030, helping to make Swindon greener and more sustainable. Improving the thermal performance of the properties will help reduce CO2 emissions and fuel bills, therefore contributing to the economic sustainability of the households. In addition, the modernisation and improved aesthetics of the properties will contribute to the social sustainability of the surrounding neighbourhoods.

Estimated contract value ranges from £4.5M to £5.47M. Price is not the only award criterion and all criteria are stated only in the procurement documents

The Council has made a separate appointment of a Lead Consultant to carry out all PAS2035 roles (retrofit assessor, designer, co-ordinator, etc), conduct structural and other required surveys, and complete the detailed design, specifications and bills of quantities. Detailed design will be provided with the tender documents.

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £5,470,000

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

End date

31 July 2025

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

As detailed in the procurement documents

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

**II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

---

## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

As detailed in the procurement documents

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

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

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-024449](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

2 February 2024

Local time

2:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

13 February 2024

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English



---

## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Swindon Borough Council

Swindon

Country

United Kingdom