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Tender

Disabled Adaptations

Town and Country Housing

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

Notice identifier: 2025/S 000-039224

Procurement identifier (OCID): ocds-h6vhtk-055d8c ([view related notices](#))

Published 11 July 2025, 12:21pm

Scope

Description

Major adaptations are works varying in their nature but the predominant type is the installation of wet rooms. Other work types could include:

Specialist WC installation;

Door widening;

Level access works;

Adapted kitchens;

Management of lift installations.

Minor adaptation are works are those where the value of the order is below £1500. As such these will typically be smaller works and tend to be more ad-hoc and responsive in their nature, such as:

Supply and fit grab rails;

Fixing grounds in stud partitions;

Supply and fit shower seats;

Removal of taps and clear away;

Installation of electric showers;

Installation of Consumer Units;

Renewal of stop cocks or gate valves;

Adaptation and/or extension of electrical circuits;

Tiling;

Path / ramp and step formation;

General carpentry works;

New door installation and door openings.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Tunbridge-Wells:-Building-installation-work/96838R38G5>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/96838R38G5>

Total value (estimated)

- £1,165,000 excluding VAT
- £1,398,000 including VAT

Above the relevant threshold

Main procurement category

Works

Contract locations

- UK - United Kingdom

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Not the same for all lots

CPV classifications and contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1. Major Disabled Adaptations

Description

To cover the full provision to complete planned major disabled adaptations across Town and Country's while stock. Including design and installation.

Lot value (estimated)

- £750,000 excluding VAT

- £900,000 including VAT

Contract dates (estimated)

- 1 December 2025 to 30 November 2028
- Possible extension to 30 November 2030
- 5 years

Description of possible extension:

Awarded upon satisfactory performance of the initial term

CPV classifications

- 45000000 - Construction work
- 45215120 - Special medical building construction work
- 45453100 - Refurbishment work

Same for all lots

Contract locations are shown in the Scope section, because they are the same for all lots.

Lot 2. Minor Disabled Adaptations

Description

Ad Hoc responsive adaptations covering a variety of smaller multi trade tasks with a value of generally less than £1500.

Lot value (estimated)

- £415,000 excluding VAT
- £498,000 including VAT

Contract dates (estimated)

- 1 December 2025 to 30 November 2028
- Possible extension to 30 November 2030
- 5 years

Description of possible extension:

Awarded upon successful completion of initial term

CPV classifications

- 45300000 - Building installation work
- 45453100 - Refurbishment work

Same for all lots

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. Major Disabled Adaptations

See tender documents

Technical ability conditions of participation

Lot 1. Major Disabled Adaptations

See tender documents

Particular suitability

Lot 1. Major Disabled Adaptations

Lot 2. Minor Disabled Adaptations

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

8 August 2025, 5:00pm

Tender submission deadline

15 August 2025, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

18 September 2025

Award criteria

Name	Type	Weighting
Criterion 1	Price	60%
Criterion 2	Quality	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Town and Country Housing

- Public Procurement Organisation Number: PGQL-8879-WWMD

Monson House, Monson Way

Tunbridge Wells

TN1 1LQ

United Kingdom

Contact name: Adam Smith

Telephone: 01892 501688

Email: adam.smith@tch.org.uk

Region: UKJ46 - West Kent

Organisation type: Public authority - sub-central government