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Tender

Empty Homes Cleaning and Clearance Services Framework

Livv Housing Group

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

Notice identifier: 2025/S 000-043792

Procurement identifier (OCID): ocids-h6vhtk-0567e8

Published 29 July 2025, 11:46am

Scope

Reference

DN775020

Description

Livv Housing Group is seeking to establish a framework of contractors to provide cleaning and clearance services across two lots.

Lot 1- Cleaning

Lot 2- Clearance

Additional cleaning/clearance services may be required from time to time under the framework, to meet the needs of Livv Housing Group.

The outcome of the tender process will be a 2-year framework with the option to extend by 12 months; this agreement is expected to commence October 2025. It is envisaged that the final framework will be awarded to approximately 3 contractors for Cleaning and 3

contractors for Clearance.

This ITT is issued as a single stage Open Procedure under the Procurement Act 2023.

This procurement exercise is being led by the Livv Housing Group for itself and on behalf of the other members of the Group and references to Livv Housing Group and the Group should be construed accordingly.

The framework will be available to the following, such that each of the following will be entitled to purchase services from the successful contractors at the discretion of Livv Housing Group:

- Livv Housing Group and all subsidiary undertakings, both current and future
- All parts of any current or future group structure of which Livv Housing Group is, or may become, a part
- Any joint venture entities (whether companies, limited liability partnerships or otherwise) in which any member of the Group participates from time to time (whether as a shareholder, member or otherwise), and are permitted by Livv Housing Group to make particular purchases from the contractor from time to time

Commercial tool

Establishes a framework

Total value (estimated)

- £1,950,000 excluding VAT
- £2,340,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 October 2025 to 30 September 2027

- Possible extension to 30 September 2028
- 3 years

Description of possible extension:

The outcome of the tender process will be a 2-year framework with the option to extend by a further 12 months subject to the Livv Housing Group requirements and the performance of the contractors.

Main procurement category

Services

CPV classifications

- 44613700 - Refuse skips
- 45452000 - Exterior cleaning work for buildings
- 90911000 - Accommodation, building and window cleaning services

Contract locations

- UKD - North West (England)

Lot constraints

Description of how multiple lots may be awarded:

Bidders can bid on multiple lots and if successful able to be awarded on multiple lots

Lot 1. Cleaning

Description

Services required under the framework are expected to include:

Lot 1 - Cleaning

- Internal cleaning of Empty properties
- Front and rear external litter picking and brushing of paved areas
- External cleaning of front and rear doors
- External cleaning of front downstairs windows and sills
- Cleaning of white goods (cooker, cooker hood and fridge microwave, washing machine if retained in the property)
- Clearing out of a socially and environmentally dirty dwelling
- Wet carpet clean
- Dry carpet clean
- Pressure washer clean
- Graffiti clean
- Upholstery clean
- Needle / Sharp sweep

Lot value (estimated)

- £450,000 excluding VAT
- £540,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Clearance

Description

Services required under the framework are expected to include:

Lot 2 - Clearance

- Dwelling clearance
- Roof-space clearance
- Exceptionally dirty clearance
- Garden debris clearance
- Exceptional garden debris clearance
- Provision of a mini skip
- Provision of a large skip
- Garage/shed clearance
- Exceptional environmental cleans

Lot value (estimated)

- £1,500,000 excluding VAT
- £1,800,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Call-off contracts will be awarded by the Group in accordance with the rules as defined by Section 45 of the Procurement Act 2023.

Call-off contracts under the framework may be awarded without competition or following a competitive selection process.

The duration and size of any call-off contract is likely to vary at the discretion of Livv Housing Group dependent on the needs of the business. Work that falls outside of the

scope covered by the cost submission document, but can be included in the overall scope of the framework, will be priced for on a case by case basis.

Where a competitive selection process is undertaken, Livv Housing Group reserves the right to amend and refine the relative weightings of elements where appropriate for call-off contracts. The specific competitive selection criteria and relative weightings will be set on a case by case basis (see tender documentation for further details).

While it is anticipated that the framework conditions of participation will be required for the majority of call-off contracts, from time to time the Group may require the contractor to meet bespoke Conditions of Participation. In all circumstances, the Group may request additional information from contractors before awarding a contract.

The form of contract to be used for call-off contracts is included within the tender documentation pack.

During the life of the framework if a contractor becomes a "excluded" or "excludable" contractor, in line with the Procurement Act 2023, the Group reserves the right to remove the contractor from the framework and no further call-off contracts will be issued to that contractor.

Prices are fixed at Tender for 12 months.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Legal and financial capacity conditions of participation

Lot 1. Cleaning

Lot 2. Clearance

See tender documentation.

Technical ability conditions of participation

Lot 1. Cleaning

Lot 2. Clearance

See tender documentation.

Particular suitability

Lot 1. Cleaning

Lot 2. Clearance

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

19 August 2025, 5:00pm

Tender submission deadline

29 August 2025, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Advert?advertId=b763dd8c-a934-f011-8136-005056b64545&fromProjectDashboard=True>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

29 September 2025

Recurring procurement

Publication date of next tender notice (estimated): 10 July 2028

Award criteria

Name	Type	Weighting
Quality	Quality	60.00%
Price	Price	40.00%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

Internal process began pre-February 24th 2025.

Contracting authority

Livv Housing Group

- Public Procurement Organisation Number: PDPR-4361-WLZP

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Region: UKD71 - East Merseyside

Organisation type: Public authority - sub-central government