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Tender

Void Property Clearance and Cleaning

Bernicia Group

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

Notice identifier: 2025/S 000-047202

Procurement identifier (OCID): ocds-h6vhtk-058404

Published 8 August 2025, 11:40am

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.

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

- 26 September 2025 to 25 September 2028
- 3 years

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
- UKC - North East (England)

- UKC2 - Northumberland and Tyne and Wear
- UKC21 - Northumberland
- UKC12 - South Teesside

Submission

Enquiry deadline

5 September 2025, 12:00pm

Tender submission deadline

5 September 2025, 12:00pm

Submission address and any special instructions

Submit via <https://in-tendhost.co.uk/bernicia.aspx/Home>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

26 September 2025

Recurring procurement

Publication date of next tender notice (estimated): 30 September 2028

Award criteria

Name	Description	Type	Weighting
Price	Price	Price	60%
Quality	Three Quality Questions	Quality	30%
Social Value	Social Value Statement	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Justification for not publishing a preliminary market engagement notice

Not required

Documents

Associated tender documents

[AT-Open Procedure ITT_ST2_v1 Void Cleans and Clears.docx](#)

Contracting authority

Bernicia Group

- Mutuels Public Register: 7711

Oakwood Way, Ashwood Business Park

Ashington

NE63 XF

United Kingdom

Contact name: Owen Riddle (Bernicia Group)

Telephone: 03448003800

Email: procurement@bernicia.com

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

Region: UKC22 - Tyneside

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