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Contract

Refurbishment and Repairs to Vacant Properties (Voids)

Swindon Borough Council

F03: Contract award notice

Notice identifier: 2025/S 000-047772

Procurement identifier (OCID): ocds-h6vhtk-03c5d9

Published 11 August 2025, 4:55pm

Section I: Contracting authority

I.1) Name and addresses

Swindon Borough Council

Swindon Borough Council, Civic Offices, Euclid Street

Swindon

SN1 2JH

Contact

Mr Neil Woolard

Email

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.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Refurbishment and Repairs to Vacant Properties (Voids)

Reference number

DN753779

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

This contract award is for the refurbishment, maintenance, repair and/ or improvements of voids housing stock for Swindon Borough Council. Works under the contract will range from minor repairs to major capital works requiring full property renovation.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £17,268,026.30

II.2) Description

II.2.1) Title

Lot 1

Lot No

1

II.2.2) Additional CPV code(s)

- 09331000 - Solar panels
- 39141400 - Fitted kitchens
- 39700000 - Domestic appliances
- 44112500 - Roofing materials
- 44500000 - Tools, locks, keys, hinges, fasteners, chain and springs
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315300 - Building surveying services
- 71334000 - Mechanical and electrical engineering services
- 90722200 - Environmental decontamination services

II.2.3) Place of performance

NUTS codes

- UKK14 - Swindon

II.2.4) Description of the procurement

Provision of the services described above to properties in north (excluding Stratton area) and west Swindon (SN5 postcode). Approximately 4,602 in-scope properties are located in the Lot 1 area, and the Council estimates that approximately 200 to 250 properties will be included in this Lot per annum. The volume is expected to increase year on year, as described in the procurement documents. The estimated value of Lot 1 over four years is £9,249,458, based on estimated values of £1.7m to £2.4m per year.

The works may include and not be limited to:

- General property repairs and upgrades requiring all trades and professions to internal and external parts of the property, including outbuildings and garden landscaping requirements,
- Bathroom or kitchen servicing,
- Bathroom or kitchen replacements,
- Heating and electrical installations, remedial works and upgrades to include repair, maintenance or replacement of Solar PV panels and related systems and EV charging points. Provision of statutory and compliancy documentation,

- Plastering works,
- Groundworks,
- Thermal upgrades,
- UPVC/aluminium glazing and door repair or replacements as required,
- Carpentry work to include internal door and internal FD30 replacements,
- Roofing works, rainwater goods, fascias, soffits,
- Full or part re-decoration,
- Minor structural works, remedial repairs and making good,
- Fire damage to properties, this can vary from simple minor repairs, making good, to much more extensive and intrusive works,
- Provision of various flooring types i.e. carpets, Polysafe/Altromarine or equivalent and approved non-slip vinyl floor coverings as required,
- Surveying properties and providing recommendations of works required,
- Property clearance and garden clearance including disposal,
- Provision of environmental cleans, needle sweeps and pest control where required,
- Provision of specialist damp treatment work,
- Provision of welfare adaptations where necessary,
- Clearance and thorough clean of property before return of keys,
- refurbishment works to properties purchased by Swindon Borough Council on the open-market to add to the Council's housing stock to ensure these meet the necessary standards to enable letting by the Council.

II.2.5) Award criteria

Quality criterion - Name: PROPOSED TEAM STRUCTURE / Weighting: 9

Quality criterion - Name: MOBILISATION / Weighting: 15

Quality criterion - Name: RESOURCING / Weighting: 15

Quality criterion - Name: CARRYING OUT WORKS AND ENSURING QUALITY OUTCOMES / Weighting: 12

Quality criterion - Name: DELIVERABILITY RISKS / Weighting: 3

Quality criterion - Name: APPROACH TO CONTRACT MANAGEMENT AND COLLABORATION / Weighting: 6

Quality criterion - Name: SOCIAL VALUE / Weighting: 10

Price - Weighting: 30

II.2.11) Information about options

Options: Yes

Description of options

The initial contract term will be three years, with an optional one year extension.

II.2.13) Information about European Union Funds

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

II.2) Description

II.2.1) Title

Lot 2

Lot No

2

II.2.2) Additional CPV code(s)

- 09331000 - Solar panels
- 39141400 - Fitted kitchens
- 39700000 - Domestic appliances

- 44112500 - Roofing materials
- 44500000 - Tools, locks, keys, hinges, fasteners, chain and springs
- 45000000 - Construction work
- 50000000 - Repair and maintenance services
- 71315300 - Building surveying services
- 71334000 - Mechanical and electrical engineering services
- 90722200 - Environmental decontamination services

II.2.3) Place of performance

NUTS codes

- UKK14 - Swindon

II.2.4) Description of the procurement

Provision of the services described above to properties in south Swindon and the Stratton area.

Approximately 4,195 in-scope properties are located in the Lot 2 area, and the Council estimates that approximately 187 to 230 properties will be included in this Lot per annum. The volume is expected to increase year on year, as described in the procurement documents. The estimated value of Lot 2 over four years is £8.537,961, based on estimated values of £1.6m to £2.2m per year.

The works may include and not be limited to:

- General property repairs and upgrades requiring all trades and professions to internal and external parts of the property, including outbuildings and garden landscaping requirements,
- Bathroom or kitchen servicing,
- Bathroom or kitchen replacements,
- Heating and electrical installations, remedial works and upgrades to include repair, maintenance or replacement of Solar PV panels and related systems and EV charging points. Provision of statutory and compliancy documentation,
- Plastering works,

- Groundworks,
- Thermal upgrades,
- UPVC/aluminium glazing and door repair or replacements as required,
- Carpentry work to include internal door and internal FD30 replacements,
- Roofing works, rainwater goods, fascias, soffits,
- Full or part re-decoration,
- Minor structural works, remedial repairs and making good,
- Fire damage to properties, this can vary from simple minor repairs, making good, to much more extensive and intrusive works,
- Provision of various flooring types i.e. carpets, Polysafe/Altromarine or equivalent and approved non-slip vinyl floor coverings as required,
- Surveying properties and providing recommendations of works required,
- Property clearance and garden clearance including disposal,
- Provision of environmental cleans, needle sweeps and pest control where required,
- Provision of specialist damp treatment work,
- Provision of welfare adaptations where necessary,
- Clearance and thorough clean of property before return of keys,
- refurbishment works to properties purchased by Swindon Borough Council on the open-market to add to the Council's housing stock to ensure these meet the necessary standards to enable letting by the Council.

II.2.5) Award criteria

Quality criterion - Name: PROPOSED TEAM STRUCTURE / Weighting: 9

Quality criterion - Name: MOBILISATION / Weighting: 15

Quality criterion - Name: RESOURCING / Weighting: 15

Quality criterion - Name: CARRYING OUT WORKS AND ENSURING QUALITY OUTCOMES / Weighting: 12

Quality criterion - Name: DELIVERABILITY RISKS / Weighting: 3

Quality criterion - Name: APPROACH TO CONTRACT MANAGEMENT AND COLLABORATION / Weighting: 6

Quality criterion - Name: SOCIAL VALUE / Weighting: 10

Price - Weighting: 30

II.2.11) Information about options

Options: Yes

Description of options

The initial contract term will be three years, with an optional one year extension.

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 IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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: [2024/S 000-038986](#)

Section V. Award of contract

Contract No

DN753779-1

Lot No

1

Title

Refurbishment and Repairs to Vacant Properties (Voids)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

10 June 2025

V.2.2) Information about tenders

Number of tenders received: 22

Number of tenders received from SMEs: 18

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 22

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

CARDO (WALES & WEST) LIMITED

Unit 1 & 2 Stuart Close Trade Park

CARDIFF

CF11 8QF

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £9,156,963.35

Section V. Award of contract

Contract No

DN753779-2

Lot No

2

Title

Refurbishment and Repairs to Vacant Properties (Voids)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 June 2025

V.2.2) Information about tenders

Number of tenders received: 22

Number of tenders received from SMEs: 18

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 22

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

T GILMARTIN LIMITED

Gilmartins Building Houghton Hall Park, Houghton Regis

Dunstable

LU5 5YG

Country

United Kingdom

NUTS code

- UKH2 - Bedfordshire and Hertfordshire

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £8,111,062.95

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Swindon Borough Council

Swindon

Country

United Kingdom