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Tender

Asbestos Management Framework

Tai Hedyn Limited

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

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Scope

Reference

HEDYN/CYCL/2506

Description

Introduction

Tai Hedyn Limited (Hedyn) was created on the 1st of April 2025 through the merger of Melin Homes Limited and Newport City Homes Housing Association Limited.

Hedyn provides homes and services to customers across South-east Wales. With approximately 15,000 homes, it is the second largest housing association in Wales, and operates across five local authorities: Blaenau Gwent, Monmouthshire, Newport, Powys, and Torfaen.

Framework Details

Hedyn wishes to establish a standalone framework for the provision of Asbestos Management. The proposed framework will be for a maximum duration of 48 months..

The duration of the framework will be for 24 months. with options to extend for up to a maximum of a further 24 months.

Extension options will be offered at the discretion of the Association and may be incrementally or offered in full. This and will be subject to satisfactory contractor performance and the framework continuing to meet the requirements of the Association.

This framework will be used by all areas of the Association to identify, inspect, manage and remediate asbestos containing materials. Areas of the Association that will use the framework include the building safety team, reactive and planned maintenance teams, voids team, capital works team and estates team.

Services and works under this framework may range from 'ad-hoc' single tasks to full programmes of works and will vary year on year due to the demands and requirements of the association.

Contractors appointed to each of the lots will not be guaranteed any minimum volumes or values of work.

Asbestos management services and works are required to comply with the general duties under the Health and Safety at Work Act 1974 (as mended) and more specifically in compliance with duties under the Control of Asbestos Regulations 2012 ('CAR 2012'). The association has an Asbestos Management Plan ('AMP') which sets out the management of

Asbestos in its property portfolio.

All services and works must be carried out in accordance with all current and any future legislation, regulations or industry guidance as may be brought into force or issued from time to time.

The framework will be split into the following lots:

Lot 1 - Asbestos Air Monitoring, Surveying and Bulk Sampling.

Lot 2 - Asbestos Removal and Reinstatement Works

Commercial tool

Establishes a framework

Total value (estimated)

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 December 2025 to 30 November 2027
- Possible extension to 30 November 2029
- 4 years

Description of possible extension:

The framework may be extended by up to a maximum of 24 months.

Extension options will be offered at the discretion of the Association and may be incrementally or offered in full. This and will be subject to satisfactory contractor performance and the framework continuing to meet the requirements of the association

Main procurement category

Services

CPV classifications

- 45262660 - Asbestos-removal work
- 90650000 - Asbestos removal services

Contract locations

- UKL21 - Monmouthshire and Newport
- UKL24 - Powys

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Hedyn requires a separation of duties between Lot 1 and Lot 2. Therefore Bidders are only permitted to submit a Tender Response for one of the lots.

Lot 1. Air Monitoring, Asbestos Surveys and Bulk Sampling

Description

Air Monitoring

The Association commissions asbestos air monitoring within its properties in order to ensure compliance with CAR 2012 and Asbestos: The Analysts' Guide - HSG248. Requirements usually take the form of but are not limited to the following:

- Personal sampling for the assessment of respirator protection;
- Static sampling to assess background levels;
- Air monitoring during asbestos removal works;
- Air monitoring after asbestos removal works is complete;

- Four-stage clearances;
- Certificates of re-occupation.

Surveys

The Association commissions asbestos surveys of owned or managed properties in order to ensure compliance with CAR 2012 and Regulations 3 & 10 of the Management of Health and Safety at Work Regulations 1999. Non-Domestic Survey requirements take the form of management surveys, management survey re-inspections, management surveys with targeted Refurbishment and Demolition (R&D) elements or full (R&D) surveys as set out in HSG264 either to parts of or the whole of buildings unless otherwise specified and agreed. Asbestos survey requirements will follow the HSG264 standard, and will take the form of the following;

- Management surveys update / review of domestic property.
- Management survey update / review of non-domestic communal areas, blocks and commercial units.
- Management survey with intrusive inspections to pre-defined work area(s).
- Localised refurbishment and demolition surveys;
- Full R&D survey.

Bulk Sampling

Bulk sample analysis requirements usually take the form of analysis requests for completion within a set time of one or more samples of suspected ACMs collected by P402 trained staff. Bulk sample analysis must be undertaken by a UKAS or equivalent accredited laboratory.

For full details please refer to the Invitation to Tender (ITT) Documents.

The maximum number of contractors to be appointed to this lot is two (2).

Lot value (estimated)

- £800,000 excluding VAT
- £960,000 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. Asbestos Removal and Reinstatement Works

Description

Hedyn will commission asbestos removals within their domestic and non-domestic properties in order to ensure compliance with CAR 2012.

Asbestos removal requirements will typically take the form of licensed work, non notifiable licensed work (NNLW) and non licensed work in or on:

- Domestic properties;
- Non-domestic properties;
- Common parts and communal areas of Association owned buildings.
- Commercial units and offices;
- Removal of fly-tipped waste from the association's property and land.

Works must be carried out in accordance with HSG247 and HSG210.

The Association aims to use the services of Licenced Asbestos Removal Companies (LARC) who can provide asbestos removal and reinstatement work, this provides benefits by means of ease of work co-ordination, reduced work timescales, less disruption to Customers, easier purchase ordering and invoicing.

Examples of re-instatement work may include:

- Re-instatement and plastering of ceilings and walls;
- Self levelling of floors;
- Insulation of roof spaces;
- Replacement of loft hatches.

Please note not all removal work will require re-instatement work.

The LARC can have their own in-house trades or can use subcontractors to provide reinstatement. Where sub-contractors are used the association will expect the LARC to manage the whole process and undertake due diligence in relation to their competence to undertake the work. Hedyn will expect to see regular evidence of due diligence for subcontractors.

The maximum number of contractors to be appointed to this lot is three (3).

Lot value (estimated)

- £1,200,000 excluding VAT
- £1,440,000 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

5

Maximum percentage fee charged to suppliers

0%

Framework operation description

As stated in the Invitation to Tender (ITT) Documents

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. Air Monitoring, Asbestos Surveys and Bulk Sampling

Lot 2. Asbestos Removal and Reinstatement Works

As stated in the Invitation to Tender (ITT) Documents

Technical ability conditions of participation

Lot 1. Air Monitoring, Asbestos Surveys and Bulk Sampling

Lot 2. Asbestos Removal and Reinstatement Works

As stated in the Invitation to Tender (ITT) Documents

Particular suitability

Lot 1. Air Monitoring, Asbestos Surveys and Bulk Sampling

Lot 2. Asbestos Removal and Reinstatement Works

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

9 September 2025, 5:00pm

Tender submission deadline

16 September 2025, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com/delta/respondToList.html?>

The Invitation to Tender (ITT) documents can be obtained for each lot using the weblinks below for Hedyn's E-Tender Portal. This is also the portal where Tender Response must be submitted.

Lot 1 - <https://www.delta-esourcing.com/delta/respondToList.html?accessCode=USWRJ55BK3>

Lot 2 - <https://www.delta-esourcing.com/delta/respondToList.html?accessCode=U3769V4B3M>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh
- English

Award decision date (estimated)

15 October 2025

Award criteria

Lot 1. Air Monitoring, Asbestos Surveys and Bulk Sampling

Name	Description	Type	Weighting
Quality	Quality questions relating to the subject matter of the framework and service delivery.	Quality	70.00%
Price	Commercial Response Price Schedule of Rates (SOR).		30.00%

Lot 2. Asbestos Removal and Reinstatement Works

Name	Description	Type	Weighting
Quality	Quality questions relating to the subject matter of the framework and service delivery.	Quality	70.00%
Price	Commercial Response Price Schedule of Rates (SoR)		30.00%

Other information

Payment terms

As stated in the Invitation to Tender (ITT) Documents

Description of risks to contract performance

As stated in the Invitation to Tender (ITT) Documents

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Technical specifications to be met

<http://www.hedyn.wales>

As stated in the Invitation to Tender (ITT) Documents

Contracting authority

Tai Hedyn Limited

- Public Procurement Organisation Number: PCRZ-8927-RMXQ

Nexus House

Newport

NP20 2DW

United Kingdom

Contact name: Huw Price

Email: huw.price@hedyn.wales

Website: <http://www.hedyn.wales>

Region: UKL21 - Monmouthshire and Newport

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales