

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/051485-2025>

Tender

Garage Management & Framework Tender

Dartford Borough Council

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

Notice identifier: 2025/S 000-051485

Procurement identifier (OCID): ocds-h6vhtk-058e48 ([view related notices](#))

Published 27 August 2025, 10:43am

Scope

Reference

DN787552

Description

Dartford Borough Council is seeking suitably qualified and experienced property management partners to provide a range of services to manage non-residential assets (the Services). These assets are generally garage sites but the tender will not be restricted to garages as from time to time other non-residential assets may be added to the contract by agreement. All of Dartford Borough Council's assets are located within the council boundaries. However, as a framework tender, works beyond the council boundary may be added later with other similar public bodies.

Professional property management services are sought to take responsibility for the active management of non-residential assets (garages). These services will involve direct tenant interface, void management, rent setting, rent collection, dispute management and optimisation of cash income for the asset group. Furthermore Dartford Borough Council seek partners who can provide a comprehensive service to facilitate repairs and maintenance to the non-residential assets including taking repairs calls, diagnosing and

ordering repairs via the client or third party contractor through an electronic works ordering system. In addition, a capital works improvements programme will be delivered using the priced schedules; the value of such works may extend up to £500,000 over a number of years to support the target to increase performance of the garages.

Commercial tool

Establishes an open framework

A series of frameworks with substantially the same terms. Awarded suppliers are carried over and new suppliers can bid.

Total value (estimated)

- £2,750,000 excluding VAT
- £3,300,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 December 2025 to 30 November 2029
- 4 years

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 45213300 - Buildings associated with transport
- 50000000 - Repair and maintenance services
- 79993000 - Building and facilities management services

Contract locations

- UKJ4 - Kent

Framework

Open framework scheme end date (estimated)

30 November 2029

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Further information about fees

With regards to the framework. the successful contractor is to pay Dartford Borough Council £500 for every client signed up and then an amount equal to the first month total

rent debit.

Framework operation description

The framework will be accessed via call off agreements.

Selection process for the award of this contract will be using criteria weighting of 40% price and 60% quality

Award method when using the framework

With competition

Contracting authorities that may use the framework

Other Local Authorities or registered housing providers

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

15 September 2025, 11:59pm

Tender submission deadline

24 September 2025, 12:00pm

Submission address and any special instructions

Full information can be found on the Kent Business Portal: <https://procontract.due-north.com/Opportunities/Index?p=8691483f-2f3d-e711-80e1-005056b64545&v=1>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

12 November 2025

Recurring procurement

Publication date of next tender notice (estimated): 1 June 2029

Award criteria

| Name | Type | Weighting |
|--|-------------|------------------|
| Cost per garage/ unit per annum | Price | 20% |
| Value based on percentage increase/ decrease against SOR | Price | 20% |
| Technical & Professional Ability - Previous Experience | Quality | 15% |
| Social Value | Quality | 10% |
| Operational Management | Quality | 5% |
| Market Value Assessment | Quality | 5% |
| Repairs Service Provision | Quality | 5% |
| Strategic Asset Planning | Quality | 5% |
| Redevelopment Opportunities | Quality | 5% |
| Promoting the Framework Environment | Quality | 5% |

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Dartford Borough Council

- Public Procurement Organisation Number: PZJD-3364-WHJT

Civic Centre, Home Gardens

Dartford

DA1 1DR

United Kingdom

Contact name: Dartford Borough Council Procurement Team

Telephone: 01322 343434

Email: procurement@dartford.gov.uk

Website: <http://www.dartford.gov.uk>

Region: UKJ43 - Kent Thames Gateway

Organisation type: Public authority - sub-central government