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Tender

Physical Adaptations Works

Tai Hedyn Limited

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

Notice identifier: 2025/S 000-060291

Procurement identifier (OCID): ocds-h6vhtk-05a389

Published 26 September 2025, 4:29pm

Scope

Reference

HEDYN/AIMP/2509

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.

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

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

This contract aims to provide high-quality, person-centred adaptations that enhance tenant independence, safety, and wellbeing. The works are to include design, installation, construction, specialist adaptations, repairs, maintenance, renewals, reinstatement, replacement work, or works of improvement, in respect of Physical Adaptations.

For full details please see the Invitation to Tender documents which can be obtained from

<https://www.delta-esourcing.com/tenders/UK-title/86U27374XE>

Total value (estimated)

- £3,700,000 excluding VAT
- £4,440,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 12 January 2026 to 11 January 2028
- Possible extension to 11 January 2030
- 4 years

Description of possible extension:

The Contract may be extended for up to a maximum of 24 months.

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

Options

The right to additional purchases while the contract is valid.

Award additional volumes of Works within the scope of the requirement may be awarded to the successful Bidder in the event that additional funding becomes available during the term of the Contract

Main procurement category

Works

CPV classifications

- 45262700 - Building alteration work
- 45211310 - Bathrooms construction work

Participation

Legal and financial capacity conditions of participation

As stated in the Invitation to Tender documents.

Technical ability conditions of participation

As stated in the Invitation to Tender documents.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

9 October 2025, 5:00pm

Tender submission deadline

24 October 2025, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com/tenders/UK-title/86U27374XE>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh
- English

Award decision date (estimated)

28 November 2025

Award criteria

Name	Description	Type	Weighting
Quality	Quality questions relating to the subject matter of the Contract	Quality	55.00%
Price	Commercial Response Price Schedule of Rates		40.00%
Social Value and Community Benefit	Social Value and Community Benefit submission	Quality	5.00%

Other information

Payment terms

As stated in the Invitation to Tender documents.

Description of risks to contract performance

As stated in the Invitation to Tender documents.

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

There has been no preliminary market engagement undertaken.

Contracting authority

Tai Hedyn Limited

- Public Procurement Organisation Number: PCRZ-8927-RMXQ

Nexus House

Newport

NP20 2DW

United Kingdom

Contact name: Rhiannon Neagle

Email: Rhiannon.neagle@hedyn.wales

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

Region: UKL21 - Monmouthshire and Newport

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales