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Tender

Expression of Interest: Property Improvement Works Framework

Caredig Ltd

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

Notice identifier: 2025/S 000-062596

Procurement identifier (OCID): ocids-h6vhtk-05a8ed

Published 6 October 2025, 3:40pm

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Scope

Reference

TACP2025

Description

We are seeking expressions of interest from experienced contractors to carry out improvement works on residential properties. The aim is to bring properties up to our required standards, ensuring quality, safety, and compliance with relevant regulations.

Works may include (but are not limited to):

Internal refurbishments

External repairs

Kitchen and bathroom upgrades

Heating and electrical installations

Energy efficiency improvements

Interested suppliers must demonstrate relevant experience, capacity, and appropriate accreditations. This EOI is the first stage in a potential tender process.

Total value (estimated)

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

Below the relevant threshold

Contract dates (estimated)

- 12 December 2025 to 13 December 2027
- Possible extension to 5 December 2028
- 2 years, 11 months, 25 days

Description of possible extension:

The contract may be extended for a further period of up to 12 months, subject to satisfactory performance, continued availability of Welsh Government grant funding, and operational requirements. Any extension will be at the discretion of the contracting authority and communicated in advance to the appointed supplier(s)

Options

The right to additional purchases while the contract is valid.

The contract includes options to:

Extend the duration by up to 12 months, subject to performance, funding availability, and operational requirements.

Add additional properties to the scope of works, subject to budget availability and operational needs. Any additions will be managed within the terms of the contract and communicated to the appointed supplier(s).

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UK - United Kingdom

Participation

Conditions of participation

1. Technical and Professional Ability

Demonstrated experience in residential refurbishment or property improvement.

Evidence of completing similar projects within the last 3 years.

2. Financial Standing

Minimum annual turnover (e.g. £500,000+ depending on scope).

Insurance requirements:

Public Liability Insurance (e.g. £5 million)

Employers Liability Insurance

Professional Indemnity Insurance (if applicable)

3. Accreditation and Compliance

Relevant trade certifications (e.g. CHAS, Constructionline, Gas Safe, NICEIC).

Compliance with health and safety regulations.

Ability to work to Welsh Housing Quality Standards (WHQS) or similar.

Compliance with current Building Regulations.

4. Resources and Capacity

Sufficient workforce with a preference for in house labour and equipment to deliver works within required timeframes.

Ability to operate in the geographical area (e.g. Swansea ,Neath Port Talbot and Carmarthenshire).

(150-300 words per answer)

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

25 November 2025, 12:00pm

Tender submission deadline

5 December 2025, 12:00pm

Submission address and any special instructions

Please confirm your interest by submitting a EOI acknowledgement and submission to:

sam@bayquantitysurveyors.com

lucy.roberts@caredig.co.uk

stephen.yancek@caredig.co.uk

Tenders may be submitted electronically

No

Award criteria

Name	Description	Type
Relevant Experience	Minimum 3 years' experience in property improvement or refurbishment works, with examples of similar projects and complying with client specification	Quality
Public Liability Insurance	Valid insurance with minimum cover of £5 million.	Quality

Name	Description	Type
Health and Safety Compliance	Compliance with current health and safety legislation and best practices.	Quality
Geographic Coverage	Ability to deliver works in Swansea ,Neath Port Talbot and Carmarthenshire.	Quality
Trade Accreditations	Certifications such as CHAS, Constructionline, Gas Safe, NICEIC.	Quality

Weighting description

At this stage, no formal scoring will be applied. Expressions of Interest will be reviewed to assess the suitability of contractors based on their relevant experience, capacity to deliver property improvement works, and alignment with the scope outlined in the notice.

Contractors may be invited to participate in a subsequent tender process, where detailed evaluation criteria and weightings will be provided. Participation in this EOI does not guarantee inclusion in future procurement stages.

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=348161

Expression of Interest information and Acknowledgement form.

Contracting authority

Caredig Ltd

- Public Procurement Organisation Number: PVLV-9419-HHQQ

43 Walter Road

Swansea

SA1 5PN

United Kingdom

Contact name: Lucy Roberts

Telephone: +447586713087

Email: lucy.roberts@caredig.co.uk

Website: <http://www.caredig.co.uk>

Region: UKL18 - Swansea

Organisation type: Private utility

Devolved regulations that apply: Wales