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Tender

Dartford Borough Council Repairs, Voids and Planned Works Contract

Dartford Borough Council

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

Notice identifier: 2025/S 000-063004

Procurement identifier (OCID): ocds-h6vhtk-05a9de

Published 7 October 2025, 4:13pm

Scope

Reference

PR-10879

Description

Dartford Borough Council require a Contractor to deliver a Responsive Repairs, Voids and Planned Works Contract which will include Responsive Maintenance (including Emergency Works ordered during Normal Working Hours and including Mutual Exchange Electric Tests), Out of Hours Emergency Works, Disrepair Works, Void Property Works, Major Works, Planned Works, Disability Adaptation Works, Servicing (including Safety Checks) and Routine Maintenance of Installations and Technical Inspections.

Dartford Borough Council are likely to be subject to Local Government Reorganisation (LGR) with effect from March 2028 which may result in changes to the volume and value of the Contract.

The estimated annual contract value is £9,000,000.00 per annum exc VAT

Approximately £4,000,000.00 is repairs, voids and planned and with the inclusion of capital works this value increases to circa £9,000,000.00 exc VAT.

Total value (estimated)

- £90,000,000 excluding VAT
- £108,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2031
- Possible extension to 31 May 2036
- 10 years

Description of possible extension:

Up to a maximum of 5 years, by one or more extensions of whatever period the client specifies.

Main procurement category

Works

CPV classifications

- 45300000 - Building installation work
- 45400000 - Building completion work

- 50700000 - Repair and maintenance services of building installations
- 50000000 - Repair and maintenance services

Contract locations

- UKJ43 - Kent Thames Gateway

Participation

Legal and financial capacity conditions of participation

As set out within the tender documents.

Technical ability conditions of participation

As set out within the tender documents.

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Enquiry deadline

3 November 2025, 12:00pm

Tender submission deadline

11 November 2025, 12:00pm

Submission address and any special instructions

<https://www.mytenders.co.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

24 March 2026

Award criteria

Name	Description	Type	Weighting
Quality Evaluation	Written Response	Quality	40.00%
Price Response	Price Submission	Price	30.00%
Quality Evaluation	Presented Responses	Quality	20.00%

Name	Description	Type	Weighting
Social Value Evaluation	Evaluation of social value quality response and social value price response	Quality	10.00%

Other information

Payment terms

Please refer to the Specification Documents and Schedule of Amendments to the Contract.

Description of risks to contract performance

The following risks have been identified that would impact the performance of the Contract, where the impact cannot be known at this stage but may relate to a Contract modification if the risk was to materialise:

Risk of legislative changes, regulatory changes or changes in law during the term of a Contract Risk of unforeseen changes to delivery/operational standards.

Risk of changes in technology, IT solutions or systems.

Risk of unforeseen increase in Contracting Authority budgets/increased volume of works/services.

Risk of unforeseen circumstances that cause the value of the Contract to increase (previous examples include BREXIT, war, pandemic and the cost of living crisis).

Risk of unforeseen political impact Risk of unforeseen increase in property volume.

LGR is anticipated in March 2028, however the impact of this is unforeseen and therefore remains a risk of increased property numbers and value.

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

It was not deemed to be necessary due to the known market within the authority area.

Documents

Associated tender documents

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=615153

B-Response_Part 1

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=615155

B_Response_Part 2

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=615156

B_Response_Part 3

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=615157

B-Response_Part 4

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=615192

A-Information_Part 2

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=615193

A_Information_Part 3

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=615223

A-Information_Part 1

Contracting authority

Dartford Borough Council

- Public Procurement Organisation Number: PZJD-3364-WHJT

Civic Centre

Dartford

DA1 1DR

United Kingdom

Contact name: Procurement Team

Email: Procurement@dartford.gov.uk

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

Region: UKJ43 - Kent Thames Gateway

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the

contracting authorities.

Faithorn Farrell Timms

Summary of their role in this procurement: Procurement Consultant

- Public Procurement Organisation Number: PRTJ-3918-WNWT

1 Knoll Rise, Central Court

Orpington, Kent

BR6 0JA

United Kingdom

Contact name: Procurement Team

Telephone: +441689885080

Email: procurement@effefftee.co.uk

Website: <https://www.effefftee.co.uk/>

Region: UKI61 - Bromley

Contact organisation

Contact Dartford Borough Council for any enquiries.