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Tender

## **SBC1025 VOIDS PROPERTY WORKS**

Stevenage Borough Council

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

Notice identifier: 2025/S 000-065559

Procurement identifier (OCID): ocds-h6vhtk-05cd39

Published 15 October 2025, 12:15pm

### **Scope**

### **Reference**

CCD01619

### **Description**

Stevenage Borough Council is currently out to procurement for Void Property Works

The Council intends to enter into TWO separate Contracts for the improvement of its Properties to meet its repairing obligations as a landlord. We require these new contracts to engage external contractors primarily to;

- Deliver larger void works where the Council does not have sufficient capacity or outsourcing of the work provides better value for money
- Provide greater flexibility to refurbish empty properties as quickly as possible

Each contract will be for an initial period of 2 years with the option for the Council to extend for up to 2 years by means of one or more extension periods not exceeding 2 years in the aggregate.

It is anticipated that both contracts will commence in February 2026.

The contract values may flex appropriately as required by the Council to suit the Council's need for support during the term, it is the council's intention to transition a significant portion of this work in-house beginning in the second year of the contract. This approach reflects the council's commitment to developing internal capacity, enhancing control over quality, and optimising long-term value for money. The Council provides no guarantee of work volumes over the duration of the term. For avoidance of doubt, neither of the two contracts shall exceed a total contract value of more than £5million over their term (inclusive of extensions).

This procurement is an Open procedure. Organisations wishing to take part in this project are invited to 'express an interest' and also 'opt in' which will give access to the full procurement documents in the e-tendering system.

To be considered as a Tenderer you must complete and submit a Tender by the deadline on the portal <https://in-tendhost.co.uk/supplyhertfordshire/asp/Home>

Please allow sufficient time to make your return, as Tender submissions cannot be uploaded and submitted after this return deadline.

Please ensure that where possible documents are uploaded as a PDF and that file names are succinct.

Any questions relating to this procurement must be made via correspondence on the website, in accordance with the procurement documents, and can be addressed to the main contact as shown in the details above.

Tenderers should be aware that any Contract formed as a result of this procurement process shall be executed as a deed. Tenderers should seek independent legal advice on the implications of this prior to submitting their Tender, where appropriate.

The use of Lots has been considered for this procurement, but have not been used, because the Council determined that this work would be best served by two contracts covering the same area which are allocated work on a rotating basis.

Please note that the contract requirements will be subject to available financial resources, supplier performance and flexibility to meet changing demands.

To access this opportunity please visit <https://in-tendhost.co.uk/supplyhertfordshire/asp/Home>

### **Total value (estimated)**

- £10,000,000 excluding VAT
- £12,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 23 February 2026 to 22 February 2028
- Possible extension to 22 February 2030
- 4 years

Description of possible extension:

Each contract will be for an initial period of 2 years with the option for the Council to extend by up to 2 years by means of one or more extension periods not exceeding 2 years in the aggregate

### **Main procurement category**

Works

### **CPV classifications**

- 45211310 - Bathrooms construction work
- 45310000 - Electrical installation work
- 45421151 - Installation of fitted kitchens
- 45453100 - Refurbishment work

## **Contract locations**

- UKH23 - Hertfordshire
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## **Submission**

### **Enquiry deadline**

4 November 2025, 12:00pm

### **Tender submission deadline**

17 November 2025, 12:00pm

### **Submission address and any special instructions**

<https://in-tendhost.co.uk/supplyhertfordshire.aspx/Home>

### **Tenders may be submitted electronically**

Yes

### **Languages that may be used for submission**

English

### **Award decision date (estimated)**

12 January 2026

## Recurring procurement

Publication date of next tender notice (estimated): 2 October 2027

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## Award criteria

Name	Description	Type
Simple description	Price 40% Quality 50% Social Value 10%	Price

## Weighting description

Price 40% Quality 50% Social Value 10%

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## Other information

### Description of risks to contract performance

Known Risk - Local Government Re-Organisation

The Council may be subject to reorganisation under legislation introduced in relation to Local Government Reorganisation. In those circumstances there may be instances where repetitious or duplicated agreements become difficult or burdensome to continue with. In those circumstances, the contract that tenderers enter into will be subject to a provision that will allow the Council to terminate or curtail the contract if it would be prudent to do so.

For more information see Devolution and Local Government Reorganisation - <https://eu-west-1.protection.sophos.com/?d=stevenage.gov.uk&u=aHR0cHM6Ly93d3cuc3RldmVuYWdlLmdvdi51ay9hYm91dC10aGUtY291bmNpbC9kZXZvbHV0aW9uLWFuZC1sb2NhbC1>

nb3Zlcm5tZW50LXJlb3JnYW5pc2F0aW9u&p=m&i=Njc1YWRIZjc1NDE2OGQwYTc0ODNIMjRk&t=RzILTVBrZGk5Mm9SWmN6QTB0ZDhXWjVCK293aDFKcUFxOHFzZXNONFJsWT0=&h=e1610d3031634f34af91e9ff0aeea9e7&s=AVNPUEhUT0NFTkNSWVBUSVbz12zF51qb-8BVQFZmXv1FF1Jq6YJF89IUaYUtpnWtCQ

## **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Open procedure

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## **Documents**

### **Associated tender documents**

<https://in-tendhost.co.uk/supplyhertfordshire/asp/Home>

All documents are available from the portal as per the web address above

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## **Contracting authority**

## **Stevenage Borough Council**

- Public Procurement Organisation Number: PHLV-8626-LHWZ

Daneshill House, Danestrete

Stevenage

SG1 1HN

United Kingdom

Email: [procurement@stevenage.gov.uk](mailto:procurement@stevenage.gov.uk)

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

Region: UKH23 - Hertfordshire

Organisation type: Public authority - sub-central government