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Tender

EOI:Cartreff Cynnes-Internal Residential Fit-Out Works in Live Extra Care Setting

Caredig Ltd

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

Notice identifier: 2025/S 000-068298

Procurement identifier (OCID): ocds-h6vhtk-05d39c

Published 24 October 2025, 3:52pm

Scope

Reference

CC-EOI-2025

Description

We are seeking expressions of interest from experienced contractors to tender for carrying out internal residential fit out works creating new dwellings within a extra care environment. The aim is to create new dwellings, to our required standards, ensuring quality, safety, and compliance with relevant regulations.

Works may include (but are not limited to):

Residential Fit out

External Façade decoration & repairs

Kitchen and bathroom installations

Heating, plumbing and electrical installations including extending of existing Fire Alarms and sprinkler systems

Energy efficiency improvements

Interested suppliers must demonstrate relevant experience, capacity, and appropriate accreditations for working in an occupied care home environment. This EOI is the first stage in a potential tender process.

Working in an Extra Care Environment

The scheme is a live extra care setting, home to older residents with varying levels of support needs. Contractors must be sensitive to the environment, ensuring minimal disruption, maintaining high standards of cleanliness and safety, and demonstrating excellent communication and professionalism at all times. Experience working in occupied or supported housing schemes is essential, and all operatives must be appropriately briefed on safeguarding and site conduct.

Total value (estimated)

- £833,333 excluding VAT
- £1,000,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 30 January 2026 to 30 October 2026
- Possible extension to 31 January 2027
- 1 year, 2 days

Description of possible extension:

Caredig reserves the right to extend the contract duration by up to an estimated three (3) months beyond the scheduled completion date of 30 October 2026. This estimated

extension period, if required, would allow for unforeseen delays, additional works, or to ensure safe and effective delivery within the live extra care environment. The estimated final completion date, including any extension, would be no later than 31 January 2027.. 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.

Caredig reserves the right to extend the contract by an estimated period of up to three (3) months beyond the scheduled completion date of 30 October 2026. This extension may be exercised to accommodate unforeseen delays, additional works, or to ensure safe and effective delivery within the live extra care environment. If required, the extended contract period would conclude no later than 31 January 2027.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UK - United Kingdom

Participation

Conditions of participation

To be considered for this opportunity, interested contractors must meet the following minimum requirements:

Experience & Track Record

Demonstrable experience in delivering internal residential fit-out works, particularly within occupied or supported housing environments, including extra care or care home settings.

Health & Safety Compliance

Evidence of robust health and safety procedures, including compliance with CDM Regulations, Work at Height Regulations, and Electricity at Work Regulations. Contractors must provide risk assessments and method statements (RAMS) and ensure all operatives are appropriately trained and equipped.

Safeguarding & Conduct

All operatives must be appropriately briefed on safeguarding protocols and expected standards of conduct when working in a live extra care environment.

Financial Standing

Contractors must demonstrate suitable financial capacity to deliver the works, including the ability to manage staged payments and procurement of materials.

Accreditations & Insurance

Relevant industry accreditations (e.g. CHAS, Constructionline, or equivalent)

Public Liability Insurance (minimum £5 million)

Employers' Liability Insurance (minimum £10 million)

Capacity & Resources

Sufficient staffing and resource availability to deliver the works within the proposed timeframe, including flexibility for phased delivery and restricted working hours.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

6 January 2026, 12:00pm

Tender submission deadline

16 January 2026, 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

Farhad.Ali@Caredig.co.uk

Tenders may be submitted electronically

No

Award criteria

Name	Description	Type
Relevant Experience	Demonstrated experience delivering internal fit-out works in occupied extra care or supported housing environments. Case studies of similar projects, including outcomes and client references.	Quality
Public Liability Insurance	Valid insurance with minimum cover of £5 million.	Quality
Health and Safety Compliance	Compliance with current health and safety legislation and best practices.	Quality
Trade Accreditations	Certifications such as CHAS, Constructionline, Gas Safe, NICEIC.	Quality
Approach to Working in a Live Extra Care Environment	Methodology for minimising disruption to residents. Safeguarding measures and staff training. Communication strategy with scheme management and residents.	Quality
Project Management & Delivery	Proposed programme and resource plan. Risk management approach. Quality assurance processes.	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=350035

EOI document attached. Please sign and return.

Contracting authority

Caredig Ltd

- Public Procurement Organisation Number: PVLV-9419-HHQQ

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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