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Tender

Pre-letting (void) refurbishments at Market Parade, Havant

Havant Borough Council

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

Notice identifier: 2025/S 000-069121

Procurement identifier (OCID): ocds-h6vhtk-05d5a1

Published 28 October 2025, 4:38pm

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Scope

Description

Havant Borough Council (the council) is inviting bidders to submit tenders for the provision of pre-letting (void) refurbishments at 14 flats in a block in Market Parade, Havant.

The general refurbishments required include:

- Upgrading the electrical installations
- Upgrading the fire doors
- Replacement of electrical heaters
- Overhaul of uPVC windows and doors
- Installation of new kitchen appliances
- Rubbish clearance

- Carpet/vinyl flooring cleaning and replacement
- Joinery repairs
- Mould treatments and some redecoration
- Installation of new electric showers

The refurbishments are anticipated to take 6-8 weeks. The council is keen for the Works to start as soon as possible and Bidders must provide a proposed start date within their returns.

To assist bidders with their tenders, the council is offering supervised site visits during the week commencing 3rd November 2025. Bidders wishing to attend a site visit must confirm their details and preferred date/time using the messaging function within the portal, and in accordance with Section 6 of the Invitation to Tender.

The estimated value of the project is £100,000 excluding VAT.

The council is proposing to manage the refurbishment using a JCT Minor Works Building Contract (2024).

The closing date for receipt of tenders is 12:00 on Monday 24th November 2025.

All documents are available at

Total value (estimated)

- £100,000 excluding VAT
- £120,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 12 January 2026 to 31 March 2026
- 2 months, 20 days

Main procurement category

Works

CPV classifications

- 39710000 - Electrical domestic appliances
- 45310000 - Electrical installation work
- 45421000 - Joinery work
- 45432100 - Floor laying and covering work
- 45432110 - Floor-laying work
- 45432111 - Laying work of flexible floor coverings
- 45432130 - Floor-covering work
- 45451000 - Decoration work

Contract locations

- UKJ35 - South Hampshire

Participation

Conditions of participation

The conditions of participation are outlined in the procurement documents and are summarised below:

FINANCIAL CAPACITY:

The council will use the CreditSafe Rating Model to determine whether a Bidder is a financial risk to the extent that they cannot perform the contract. A full breakdown of the council's approach to economic and financial standing is provided in Annex B of the Invitation to Tender.

INSURANCE

Bidders must demonstrate that they hold or can commit to obtaining:

- Public Liability Insurance = £10million for each and every claim
- Employer's Liability Insurance = £5million for each and every claim
- Professional Indemnity Insurance = £2million for each and every claim

TECHNICAL CAPACITY

Accreditation - Bidders must evidence that the person responsible for all electrical work is NICEIC accredited.

Experience - Bidders must provide 2 case studies to demonstrate they have completed refurbishments of a similar scale and scope. At least 1 on these examples must demonstrate managing works in multiple properties and managing multiple trades.

Health and Safety - Bidders must evidence that they have suitable health and safety policies in place.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

14 November 2025, 11:59pm

Tender submission deadline

24 November 2025, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Opportunities/Index>

Tenders may be submitted electronically

Yes

Award criteria

Name	Description	Type	Weighting
Price	This criterion is made up of the following sub-criteria: Organogram - 2% Resourcing work packages - 4% Site supervisor - 4%	Price	80%
Resourcing	This criterion is made up of the following sub-criteria: Organogram - 2% Resourcing work packages - 4% Site supervisor - 4%	Quality	10%

Name	Description	Type	Weighting
Method statement	This criterion is made up of the following sub-criteria: Organogram - 2% Resourcing work packages - 4% Site supervisor - 4%	Quality	10%

Procedure

Procedure type

Below threshold - open competition

Contracting authority

Havant Borough Council

- Public Procurement Organisation Number: PGRP-6166-CGXY

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Havant

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Email: hbc_procurement@havant.gov.uk

Region: UKJ35 - South Hampshire

Organisation type: Public authority - sub-central government