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Tender

Void Property Cleaning & Clearance Framework

Adra (Tai) Cyf

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

Notice identifier: 2025/S 000-085567

Procurement identifier (OCID): ocds-h6vhtk-05eff8 ([view related notices](#))

Published 22 December 2025, 4:53pm

Scope

Description

Adra (the client) is seeking the services of suitably qualified and experienced cleaning and property clearance service providers to assist our in-house property repairs and maintenance team. Service providers should be capable of providing a full range of high quality services as contained within the suite of documents within this tender pack.

Commercial tool

Establishes a framework

Total value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Above the relevant threshold

Main procurement category

Services

CPV classifications

- 90600000 - Cleaning and sanitation services in urban or rural areas, and related services
- 90500000 - Refuse and waste related services
- 90900000 - Cleaning and sanitation services

Lot constraints

Description of how multiple lots may be awarded:

For each lot, bidders will be required to provide prices for each of the services requested within the pricing document. Bidders may provide submissions to be on any combination of geographical lots within either the Void Property Cleaning Lot, Void Property Clearance Lot or both, but please note that appointment to one Lot does not guarantee an appointment to other Lots.

It is anticipated that a maximum of 6 service providers will be appointed on to each Lot, however, should the total scoring for the 7th placed service provider be within 1% of the 6th, Adra may use our discretion to award an additional service provider to lots.

Not the same for all lots

Contract locations and contract dates are shown in Lot sections, because they are not the same for all lots.

Lot 1. 1a - Void Property Cleaning - Arfon

Description

Void Property Cleaning within Arfon geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL12 - Gwynedd

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 2. 1b - Void Property Cleaning - Dwyfor

Description

Void Property Cleaning within Dwyfor geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL12 - Gwynedd

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 3. 1c - Void Property Cleaning - Meirionnydd

Description

Void Property Cleaning within Meirionnydd geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL12 - Gwynedd

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 4. 1d - Void Property Cleaning - Conwy County

Description

Void Property Cleaning within Conwy County geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL13 - Conwy and Denbighshire

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 5. 1e - Void Property Cleaning - Denbighshire & Flintshire

Description

Void Property Cleaning within Denbighshire & Flintshire geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL13 - Conwy and Denbighshire
- UKL23 - Flintshire and Wrexham

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 6. 1f - Void Property Cleaning - Wrexham County

Description

Void property cleaning within Wrexham County geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL23 - Flintshire and Wrexham

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 7. 2a - Void Property Clearance - Arfon

Description

Void property clearance within Arfon geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL12 - Gwynedd

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 8. 2b - Void Property Clearance - Dwyfor

Description

Void property clearance within Dwyfor geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL12 - Gwynedd

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 9. 2c - Void Property Clearance - Meirionnydd

Description

Void property clearance within Meirionnydd geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030

- 4 years

Contract locations

- UKL12 - Gwynedd

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 10. 2d - Void Property Clearance - Conwy County

Description

Void property clearance within Conwy County geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL13 - Conwy and Denbighshire

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 11. 2e - Void Property Clearance - Denbighshire & Flintshire

Description

Void property clearance within Denbighshire & Flintshire geographical area

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 May 2026 to 31 March 2030
- 3 years, 11 months

Contract locations

- UKL13 - Conwy and Denbighshire

- UKL23 - Flintshire and Wrexham

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Lot 12. 2f - Void Property Clearance - Wrexham County

Description

Void property clearance within Wrexham county

Lot value (estimated)

- £500,000 excluding VAT
- £600,000 including VAT

Framework lot values may be shared with other lots

Contract dates (estimated)

- 1 April 2026 to 31 March 2030
- 4 years

Contract locations

- UKL23 - Flintshire and Wrexham

Same for all lots

CPV classifications are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

0%

Framework operation description

Each lot will be ranked based on price, quality and social value scoring (as set out in the ITT document). Ranking will determine the order in which work orders will be awarded to suppliers.

Raising Works Orders within a Ranked Procurement Framework

Department identifies need: A void property requires services covered by the framework.

Top-ranked supplier contacted: The Contract Managers directly contact the supplier ranked first in the relevant framework lot, based on the geographical area of the property(s).

Issue work order: If the top-ranked supplier is available and meets the specific requirements, the work order is raised directly with them.

Example:

Supplier A is ranked first, Supplier B second, and Supplier C third.

Adra's Maintenance Department will first approach Supplier A for the work.

If Supplier A is unable to provide the necessary resources within the required timeframe, the department would escalate the request to Supplier B and so on.

This structure ensures efficiency, fairness, and adherence to procurement regulations.

Further details on the ordering procedure through the framework is contained within the Framework Agreement.

Mini-Competition

In some cases, especially if the top-ranked supplier is unavailable or cannot meet specific requirements, the buyer may run a mini-competition between the ranked suppliers.

Suppliers will bid within the scope and pricing framework already defined, but this allows flexibility for specific projects or variations.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. 1a - Void Property Cleaning - Arfon

Lot 2. 1b - Void Property Cleaning - Dwyfor

Lot 3. 1c - Void Property Cleaning - Meirionnydd

Lot 4. 1d - Void Property Cleaning - Conwy County

Lot 5. 1e - Void Property Cleaning - Denbighshire & Flintshire

Lot 6. 1f - Void Property Cleaning - Wrexham County

Lot 7. 2a - Void Property Clearance - Arfon

Lot 8. 2b - Void Property Clearance - Dwyfor

Lot 9. 2c - Void Property Clearance - Meirionnydd

Lot 10. 2d - Void Property Clearance - Conwy County

Lot 11. 2e - Void Property Clearance - Denbighshire & Flintshire

Lot 12. 2f - Void Property Clearance - Wrexham County

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

Submission

Enquiry deadline

2 February 2026, 5:00pm

Tender submission deadline

9 February 2026, 10:00am

Submission address and any special instructions

<https://www.sell2wales.gov.wales>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

- Welsh
- English

Award decision date (estimated)

18 March 2026

Award criteria**Lot 1. 1a - Void Property Cleaning - Arfon**

Name	Description	Type	Weighting
Price	Please see Annex 4 - Evaluation Criteria of the ITT document	Price	70.00%
Technical Response	Please see Annex 4 - Evaluation Criteria of the ITT document	Quality	20.00%
Social Value	Please see Annex 4 - Evaluation Criteria of the ITT document	Quality	10.00%

Lot 2. 1b - Void Property Cleaning - Dwyfor**Lot 4. 1d - Void Property Cleaning - Conwy County****Lot 5. 1e - Void Property Cleaning - Denbighshire & Flintshire****Lot 6. 1f - Void Property Cleaning - Wrexham County****Lot 7. 2a - Void Property Clearance - Arfon**

Lot 9. 2c - Void Property Clearance - Meirionnydd**Lot 11. 2e - Void Property Clearance - Denbighshire & Flintshire****Lot 12. 2f - Void Property Clearance - Wrexham County**

Name	Description	Type	Weighting
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Lot 3. 1c - Void Property Cleaning - Meirionnydd**Lot 8. 2b - Void Property Clearance - Dwyfor**

Name	Description	Type	Weighting
Price	Please see Annex 4 - Evaluation Criteria of the ITT document	Price	70.00%
Technical Response	Please see Annex 4 - Evaluation Criteria of the ITT document	Quality	20.00%
Social Value	Please see Annex 4 - Evaluation Criteria of the ITT document	Quality	10.00%

Lot 10. 2d - Void Property Clearance - Conwy County

Name	Description	Type	Weighting
Price	Please see Annex 4 - Evaluation Criteria of the ITT document	Price	70.00%
Technical Response	Please see Annex 4 - Evaluation Criteria of the ITT document	Quality	20.00%
Social Value	Please see Annex 4 - Evaluation Criteria of the ITT document	Quality	10.00%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355809

Invitation to tender

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355810

Qualitative Questionnaire

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355811

Pricing Frameworks

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355813

Form of contract

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355814

Framework Brief

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355815

Specification documents

https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355816

Supporting policies

Contracting authority

Adra (Tai) Cyf

- Public Procurement Organisation Number: PVTZ-9473-LCJW

Ty Coch

Bangor

LL57 4BL

United Kingdom

Contact name: Sophie Williams

Email: caffael@adra.co.uk

Website: <http://adra.co.uk>

Region: UKL12 - Gwynedd

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales