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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.

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## **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.

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## **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.

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## **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.

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**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.

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## **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.

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## **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.

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## **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.

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## **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.

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## **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.

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## **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.

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## **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.

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## **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.

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## **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

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## **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)

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## **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

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

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
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**

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

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
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**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
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

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## Procedure

### Procedure type

Open procedure

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## Documents

### Associated tender documents

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=355809](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](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355810)

Qualitative Questionnaire

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=355811](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355811)

Pricing Frameworks

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=355813](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](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355814)

Framework Brief

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=355815](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355815)

Specification documents

[https://www.sell2wales.gov.wales/Assets/NoticeBuilder\\_FileDownload.aspx?id=355816](https://www.sell2wales.gov.wales/Assets/NoticeBuilder_FileDownload.aspx?id=355816)

Supporting policies

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## 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](mailto:caffael@adra.co.uk)

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

Region: UKL12 - Gwynedd

Organisation type: Public authority - sub-central government

Devolved regulations that apply: Wales