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Contract

## **Irvine Housing Association Repairs and Maintenance Contract**

Irvine Housing Association Limited

F03: Contract award notice

Notice identifier: 2022/S 000-000053

Procurement identifier (OCID): ocids-h6vhtk-02b1f2

Published 4 January 2022, 11:45am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Irvine Housing Association Limited

44-46 Bank Street

Irvine

KA12 0LP

#### **Email**

[procurement@riverside.org.uk](mailto:procurement@riverside.org.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKM - Scotland

#### **Internet address(es)**

Main address

<http://www.irvineha.co.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA12062](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA12062)

## **I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

## **I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

Housing and community amenities

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# **Section II: Object**

## **II.1) Scope of the procurement**

### **II.1.1) Title**

Irvine Housing Association Repairs and Maintenance Contract

Reference number

1066

### **II.1.2) Main CPV code**

- 45000000 - Construction work

### **II.1.3) Type of contract**

Works

### **II.1.4) Short description**

Irvine Housing Association is seeking expressions of interest from suitably qualified and

experienced service providers for the delivery of responsive repairs, void property works and

aids and adaptations works to its c. 2,300 properties under a TPC 2005 (as amended). The

contract will be awarded to a single service provider and run for an initial period of 10 years

with the option to extend it by up to five years to a total Contract Term of 15 years. The contract will have provision to include additional workstreams over the Contract Term, including (but not limited to) kitchen and bathroom, window and door, adaptations, electrical and fencing works.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £21,000,000

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKM9 - Southern Scotland

Main site or place of performance

Ayrshire, Dumfries and Galloway

#### **II.2.4) Description of the procurement**

Irvine Housing Association is seeking expressions of interest from suitably qualified and experienced service providers for the delivery of responsive repairs, void property works and

aids and adaptations works under a TPC 2005 (as amended). The contract will be

awarded

to a single service provider and run for an initial period of 10 years with the option to extend it

by up to five years to a total Contract Term of 15 years. The contract will have provision to

include additional workstreams over the Contract Term, including (but not limited to)

kitchen and bathroom, window and door, electrical, fencing, adaptations, cyclical

decorating, FRA and associated remedial works, asbestos removal and roofing works.

The

appointed contractor will be required to have a robust ICT solution for the delivery of the

service and management and transfer of data, and to deliver high levels of customer

satisfaction, robust management of complaints and provide mechanisms for customer

engagement and customer insight analysis that result in service improvements and delivery

of community benefits.

This procurement is being run using a three-stage 'Competitive Dialogue' procedure under

the Procurement Scotland Regulations. For further information please refer in particular to:

Regulations 58 and 59 of The Public Contracts (Scotland) Regulations 2015, and Regulation

78 of the Utilities Contracts (Scotland) Regulations 2016. Under the first stage of the

process, bidders are required to complete a Single Procurement Document ("SPD") and

associated appendices. Following evaluation of submitted SPDs, Irvine HA anticipates

inviting six bidders to participate in the second stage of the process and Submit Detailed

Solutions ("ISDS" stage), following which it will shortlist three bidders to participate in

Competitive Dialogue and Submit Final Tenders ("ISFT" stage) under the third and final

phase of the process. Full details of all requirements, the evaluation criteria and how to participate are included in the procurement and Tender documents.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### **II.2.11) Information about options**

Options: Yes

Description of options

The Contract will run for an initial period of 10 years, with the option to extend it by up to a further five years to a total possible Contract Term of 15 years. The Contract will include clear break clauses for non-performance (linked to the Key Performance Indicators) and a no fault

termination clause allowing either party to terminate the contract with a 12-month notice period (subject to certain conditions as detailed in the Contract).

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

#### **II.2.14) Additional information**

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive dialogue

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-010881](#)

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

14 December 2021

#### **V.2.2) Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Bell Decorating Group Limited

Bell Business Park, Rochsolloch Road

Airdrie

ML6 9BG

Telephone

+44 1689837977

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £21,000,000

Total value of the contract/lot: £21,000,000

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## **Section VI. Complementary information**

### **VI.3) Additional information**

The Contracting Authority reserves the right to cancel the procurement and not to proceed with the long term Contract at any stage of the procurement process. The Contracting Authority also reserves the right not to award a contract. Neither the Contracting Authority nor any person on behalf of whom this procurement is undertaken is to be liable for any costs

incurred by those expressing an interest or tendering for this contract. Tenderers should note that the provisions of the Transfer of Undertakings (protection of Employment) Regulations 2006 may apply.

Irvine HA is procuring a single Contract in a single Lot to gain the commercial efficiencies of a

single contractor. The award criteria questions and weightings are provided in the ISDS documentation.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

<https://www.publiccontractsscotland.gov.uk/>

The buyer has indicated that it will accept electronic responses to this notice via the Postbox

facility. A user guide is available at

[https://www.publiccontractsscotland.gov.uk/sitehelp/help\\_guides.aspx](https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows: as set out in

the procurement documents.

Irvine HA and its legal advisors to confirm if it requires any other additional information to



be

included here.

(SC Ref:678502)

#### **VI.4) Procedures for review**

##### **VI.4.1) Review body**

Sheriff Court or the Court of Session

Sheriff Clerk's Office, PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Email

[glasgow@scotcourts.gov.uk](mailto:glasgow@scotcourts.gov.uk)

Telephone

+44 1414298888

Country

United Kingdom

Internet address

<http://www.scotcourts.gov.uk/>

##### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures:

The Contracting Authority will observe a 10-day stand still period following the award of the

Contract and conduct itself in respect of any appeals in accordance with the Public

Contracts Regulations 2015 (as amended). If an appeal regarding the award of the contract

has not been successfully resolved the public Contracts (Scotland) Regulations provide for

aggrieved

parties who have been harmed or are at risk of harm by a breach of the rule to take action in

the Sheriff Court or Court of Session.

**VI.4.4) Service from which information about the review procedure may be obtained**

Sheriff Court or the Court of Session

Sheriff Clerk's Office, PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Email

[glasgow@scotcourts.gov.uk](mailto:glasgow@scotcourts.gov.uk)

Telephone

+44 1414298888

Country

United Kingdom

Internet address

<http://www.scotcourts.gov.uk/>