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Contract

Housing Response and Void Repairs Term Contract 2021-2024

Angus Council

F03: Contract award notice

Notice identifier: 2021/S 000-001097

Procurement identifier (OCID): ocids-h6vhtk-028b9f

Published 19 January 2021, 4:08pm

Section I: Contracting authority

I.1) Name and addresses

Angus Council

Angus House, Orchardbank Business Park

Forfar

DD8 1AN

Contact

Louis Perera

Email

pereralg@angus.gov.uk

Telephone

+44 3452777778

Country

United Kingdom

NUTS code

UKM71 - Angus and Dundee City

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00236

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Housing Response and Void Repairs Term Contract 2021-2024

Reference number

60501251

II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

II.1.3) Type of contract

Services

II.1.4) Short description

365-66 days per annum, 24 Hour per day response repairs to Council dwellings throughout Angus along with works to prepare vacant properties

ready for re-letting. Contractors shall also, as instructed by the Contract Administrator, execute services in a

neighbouring contract area (on a temporary basis) in the event of service by another contractor failing.

Contractors will be required to operate under the Right to Repair Scheme contained in the Housing (Scotland) Act 2001. Failure to carry

out the statutory works within the prescribed timescales will result in Contractors being recharged the compensation amounts listed in the

Act. Estimated Value is based on a five year period for all lots.

II.1.5)

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £17,219,687.55

II.2) Description

II.2.1) Title

Arbroath

Lot No

1

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM71 - Angus and Dundee City

Main site or place of performance

Arbroath

II.2.4) Description of the procurement

365-66 days per annum, 24 Hour per day response repairs to Council dwellings throughout Angus along with works to prepare vacant properties ready for re-letting.

II.2.5) Award criteria

Quality criterion - Name: Quality as will be contained in the tender documents / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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

Estimated value is the anticipated cost in the current Financial Year.

II.2) Description

II.2.1) Title

Carnoustie and Monifieth

Lot No

2

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM71 - Angus and Dundee City

Main site or place of performance

Carnoutie and Monifieth

II.2.4) Description of the procurement

365-66 days per annum, 24 Hour per day response repairs to Council dwellings throughout Angus and works to prepare vacant properties ready for re-letting.

II.2.5) Award criteria

Quality criterion - Name: Quality as will be contained in the tender documents / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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

Estimated value is the anticipated cost in the current Financial Year.

II.2) Description

II.2.1) Title

Brechin and Montrose

Lot No

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM71 - Angus and Dundee City

II.2.4) Description of the procurement

365-66 days per annum, 24 Hour per day response repairs to Council dwellings throughout Angus and works to prepare vacant properties ready for re-letting.

II.2.5) Award criteria

Quality criterion - Name: Quality as will be contained in the tender documents / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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

Estimated value is the anticipated cost in the current Financial Year.

II.2) Description

II.2.1) Title

Forfar and Kirriemuir

Lot No

4

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM71 - Angus and Dundee City

II.2.4) Description of the procurement

365-66 days per annum, 24 Hour per day response repairs to Council dwellings throughout Angus and works to prepare vacant properties ready for re-letting.

II.2.5) Award criteria

Quality criterion - Name: Quality as will be contained in the tender documents / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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

Estimated value is the anticipated cost in the current Financial Year.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2020/S 143-353011](#)

Section V. Award of contract

Lot No

1

Title

Arbroath

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 January 2021

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 3

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

Derek McNulty Joinery & Building Contractors

Baden Powell Road, , Kirkton Industrial Estate

Arbroath

DD11 3LS

Telephone

+44 1241879690

Fax

+44 1241878670

Country

United Kingdom

NUTS code

- UKM71 - Angus and Dundee City

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,023,148.99

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 16 %

Short description of the part of the contract to be subcontracted

Electrical Work, Asbestos Surveys, Rot Surveys

Section V. Award of contract

Lot No

2

Title

Carnoustie and Monifieth

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 January 2021

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 4

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

Derek McNulty Joinery & Building Contractors

Baden Powell Road, , Kirkton Industrial Estate

Arbroath

DD11 3LS

Telephone

+44 1241879690

Fax

+44 1241878670

Country

United Kingdom

NUTS code

- UKM71 - Angus and Dundee City

The contractor is an SME

Yes

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

Total value of the contract/lot: £581,410.88

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 22 %

Short description of the part of the contract to be subcontracted

Electrical Work, Asbestos Surveys, Rot Surveys

Section V. Award of contract

Lot No

4

Title

Forfar and Kirriemuir

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 January 2021

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 3

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

MPS Housing Limited

Dalmacoulter Road, Stirling Road Industrial Estate

Airdrie

ML6 7UD

Telephone

+44 1727290168

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)

Total value of the contract/lot: £1,036,358.24

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 5 %

Short description of the part of the contract to be subcontracted

Scaffolding, Asbestos works, Roofing and Glazing work.

Section V. Award of contract

Lot No

3

Title

Brechin and Montrose

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 January 2021

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 3

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

MPS Housing Limited

Dalmacoulter Road, Stirling Road Industrial Estate

Airdrie

ML6 7UD

Telephone

+44 1727290168

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)

Total value of the contract/lot: £803,019.40

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 5 %

Short description of the part of the contract to be subcontracted

Scaffold, Asbestos Works, Roofing and glazing

Section VI. Complementary information

VI.3) Additional information

Requests to participate by groups of contractors should be accompanied by appropriate evidence of agreements reached between members of the group and each contractor shall be jointly and severally responsible for the due performance of the contract.

Council staff and tenants must only be charged Local rate calls when making contact with Contractors.

Contractors will be provided with access to, and training on, the Council's housing management system and will be required to timeously input various repair details and information.

Contractors will be required to provide access for Council employees to load the required software and upgrades to enable access to the relevant parts of the Council's housing management system.

The Housing Division operates a prioritised Job system with target time response time bandings.

Contractors will be required to operate under a Code of Conduct. The Code will include topics such as all

personnel carrying ID cards & mobile phones/ hand held devices, tidiness, and politeness.

The Council do, on a daily basis, carry out tenant satisfaction surveys to monitor compliance with the

Code of Conduct and workmanship standards.

Contractors will be required to operate an Appointment System offering tenants a range of timeslots during weekdays, evenings and Saturday.

Evidence of the appointment system must be available for inspection at any time as part of our auditing

process. The System must be compliant with Data Protection Law including the GDPR.

Contractors will be required to record and provide the Council with any/ all information related to the Council's "Scottish Housing Charter" indicators annual submission. Information currently required

includes the length of time taken to complete non-emergency repairs, the number of repairs completed right first time, the number of repairs appointments kept and tenant satisfaction with the repair and

service.

Contractors and their operatives will be required to make use of mobile hand held devices to record tenant satisfaction scores and job

completion times in real-time.

The Council reserves the right to request ESPD's from sub-contractors.

Interviews/ presentations will form part of the Quality evaluation.

Prospective bidders are asked to note that the foregoing information is outline and/or draft only for the

purposes of expression of interest in tendering. The full and definitive Specification of Requirements will

be set out in the Invitation To Tender.

Abnormally low tenders and Abnormally high Tenders will be treated in accordance with the relevant section in ESPD Guidance Document.

(SC Ref:641510)

VI.4) Procedures for review

VI.4.1) Review body

The Scottish Law Courts, c/o Scottish Courts and Tribunals Service

Saughton House, Broomhouse Drive

Edinburgh

EH11 3XD

Email

enquiries@scotcourts.gov.uk

Telephone

+44 1314443300

Country

United Kingdom

Internet address

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

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

General

Reference should be made to Regulation 88 of the Public Contracts (Scotland) Regulations 2015 (the “Regulations”) and independent legal advice should be sought urgently before any claim is commenced.

A claimed breach of the public procurement rules is actionable by any economic operator in legal proceedings brought in the Sheriff Court or the Court of Session in Scotland.

Prior Notice of Proceedings

Proceedings under this regulation may not be brought unless the economic operator has first informed the contracting authority of —

(a) the nature of the claimed breach or apprehended breach of the public procurement rules; and

(b) its intention to bring proceedings in respect of that claimed breach.

Time Limits for Bringing Proceeding

(1) In the case of proceedings seeking an ineffectiveness order (as defined in regulation 91 of the Regulations)

Where a “direct award” contract award notice has been published in accordance with Regulation 52 or where the purchasing body has given “standstill notice” to all bidders in accordance with Regulation 85, then proceeding must be brought within 30 days from the date of publication or sending the notice, as the case may be.

In any other case where an ineffectiveness order is sought, proceedings must be brought within 6 months from the date of the contract being entered into or the date of conclusion of the framework agreement.

(2) In any other case

proceedings must be brought within 30 days beginning with the date when the economic operator first knew or ought to have known that grounds for starting the proceedings had arisen unless the court considers that there is a good reason for extending the period within which proceedings may be brought, in which case the court may extend that period for up to a maximum of 3 months from that date.

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

Scottish Courts and Tribunals Service

Saughton House, Broomhouse Drive

Edinburgh

EH11 3XD

Email

enquiries@scotcourts.gov.uk

Telephone

+44 1314443300

Country

United Kingdom

Internet address

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