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Tender

Void Property Reinstatement Works

River Clyde Homes

F02: Contract notice

Notice identifier: 2025/S 000-001698

Procurement identifier (OCID): ocds-h6vhtk-04d436

Published 17 January 2025, 1:12pm

Section I: Contracting authority

I.1) Name and addresses

River Clyde Homes

Clyde View, 22 Pottery Street

Greenock

PA15 2UZ

Contact

Brian Murphy

Email

procurement@riverclydehomes.org.uk

Telephone

+44 8000132196

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<http://riverclydehomes.org.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA12102

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Void Property Reinstatement Works

Reference number

RCH629

II.1.2) Main CPV code

- 45421000 - Joinery work

II.1.3) Type of contract

Works

II.1.4) Short description

River Clyde Homes are seeking to appoint a highly competent and experienced contractor to undertake the refurbishment of void properties, bring them back to a lettable standard.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45332200 - Water plumbing work
- 45311000 - Electrical wiring and fitting work
- 45451000 - Decoration work
- 45410000 - Plastering work
- 45260000 - Roof works and other special trade construction works
- 45261320 - Guttering work
- 45261300 - Flashing and guttering work

II.2.3) Place of performance

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance

Inverclyde

II.2.4) Description of the procurement

River Clyde Homes is seeking to appoint a highly competent and experienced contractor to undertake the reinstatement and refurbishment of void properties within Inverclyde.

Throughout the lifecycle of the contract, the successful company may be required to turn around Void properties at a rate of circa 35 per month. The voids will be a mixture of standard and major voids. Only bidders who have the relevant resources and experience to complete this level of work should submit a bid.

The basis of payment for the Void works will be a % adjustment against the NHF Schedule of Rates Version 8 (attached as Appendix E). The works will be scoped up by RCH staff and issued to the contractor. Any on-site variations that arise following the initial scoping exercise require to be evidenced and agreed with RCH prior to any works being undertaken

Standard Voids will be required to be returned within 10 working days, with Major Voids being returned within 30 working days.

Major voids may include a new kitchen, a new bathroom, décor, extensive plaster works, plus external works (e.g. patch render, path works, gutters, fences). A kitchen specification is provided at Appendix F.

Payment for the works will be made on an incremental completion basis per each individual property (50% complete and then 100% complete). RCH will agree with the successful bidder what completion stage each property has achieved and only then will invoices be submitted and payment released. This will be further discussed and agreed with the successful company at a pre-start meeting.

Interested parties must first evidence to River Clyde Homes via the SPD that they have the requisite technical capacity, and experience to undertake works of this nature before they will be taken forward to the full tender evaluation.

II.2.5) Award criteria

Quality criterion - Name: Methodology & Approach / Weighting: 20.00%

Quality criterion - Name: Risk Mitigation / Weighting: 5.00%

Quality criterion - Name: Community Benefits / Weighting: 10.00%

Quality criterion - Name: Fair Work First / Weighting: 5.00%

Price - Weighting: 60%

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

The contract will run for an initial two-year duration. RCH may wish at its sole discretion to extend any resultant agreement for up to a further two, twelve-month periods subject to the agreement of the successful bidder.

II.2.10) Information about variants

Variants will be accepted: No

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

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.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

KPI's for the contract are detailed within the attached tender documents.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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.2.2) Time limit for receipt of tenders or requests to participate

Date

18 February 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

18 February 2025

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: January 2029

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

Tender documents must be submitted electronically via the PCS electronic post-box. Any tender not submitted via the post-box will not be considered. Any questions in relation to the tender must be raised via the 'Question and Answer' function of the PCS website.

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/Search/Search_Switch.aspx?ID=788144.

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.

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.

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

All sub-contractors require to be in place for the contract start date.

Community benefits are included in this requirement. For more information see:
<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

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

As part of this procurement process, River Clyde Homes are hoping to secure funding (either in full or in part) from the successful bidder to appoint a Housing & Communities Connector Officer.

This person will support tenants and households at risk of homelessness, taking a holistic and asset-based community development approach to enable tenancy sustainment.

Also, bidders require to set out what other specific, tangible, community benefits they will bring to the Inverclyde area in the event of a successful bid. These benefit's may address (but are not limited to), targeted recruitment & training; equal opportunities; supply-chain initiatives; environmental initiatives (recycling), community consultation; contributions to education; the promotion of social enterprises; and resources for community initiatives. These benefits must be specific to this contract and not part of a wider Corporate Social Responsibility (CSR) programme.

10% of the total tender score will be allocated to this award criterion.

(SC Ref:788144)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=788144

VI.4) Procedures for review

VI.4.1) Review body

Greenock Sheriff Court and Justice of the Peace Court

1 Nelson Street

Greenock

Telephone

+44 1475787073

Country

United Kingdom