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Tender

## **Void Property Reinstatement Works**

River Clyde Homes

F02: Contract notice

Notice identifier: 2025/S 000-001698

Procurement identifier (OCID): ocids-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](mailto: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](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

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## **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.

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## **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

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## **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

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## **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](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](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 benefits 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](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