

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/002878-2025>

Tender

## **Commercial Central Heating Planned Maintenance and Reactive Repairs Contract**

Link Group Ltd  
Horizon Housing Association Limited  
Larkfield Housing Association  
West Highland Housing Association

F02: Contract notice

Notice identifier: 2025/S 000-002878

Procurement identifier (OCID): ocids-h6vhtk-04d6d8

Published 28 January 2025, 4:19pm

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

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

Link Group Ltd

Link House, 2C New Mart Road

Edinburgh

EH14 1RL

#### **Contact**

Steven Gallagher

#### **Email**

[steven.gallagher@curb.scot](mailto:steven.gallagher@curb.scot)

#### **Telephone**

+44 3451400100

**Country**

United Kingdom

**NUTS code**

UKM75 - Edinburgh, City of

**Internet address(es)**

Main address

<http://www.linkhousing.org.uk>

**I.1) Name and addresses**

Horizon Housing Association Limited

Leving House, Fairbairn Place

Livingston

EH54 6TN

**Email**

[rob.ormston@horizonhousing.org](mailto:rob.ormston@horizonhousing.org)

**Telephone**

+44 7784239374

**Country**

United Kingdom

**NUTS code**

UKM78 - West Lothian

**Internet address(es)**

Main address

<https://www.horizonhousing.org/>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA12122](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA12122)

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

Larkfield Housing Association

14 Lothian Road

Greenock

PA16 0PG

#### **Email**

[info@larkfieldha.org.uk](mailto:info@larkfieldha.org.uk)

#### **Telephone**

+44 1475630930

#### **Fax**

+44 1475636111

#### **Country**

United Kingdom

#### **NUTS code**

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

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

Main address

[www.larkfieldha.org.uk](http://www.larkfieldha.org.uk)

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA17004](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA17004)

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

West Highland Housing Association

Crannog Lane

Oban

PA34 4HB

#### **Email**

[mail@westhighlandha.co.uk](mailto:mail@westhighlandha.co.uk)

#### **Telephone**

+44 1631566451

#### **Fax**

+44 1631565711

#### **Country**

United Kingdom

#### **NUTS code**

UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

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

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA16202](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16202)

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

The contract involves joint procurement

## **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 another address:

A.D.A Construction Consultants

Pavilion 3, St James Business Park, Linwood Road

Paisley

PA3 3BB

### **Contact**

Alan Shanks

### **Email**

[alan.shanks@ada-cc.co.uk](mailto:alan.shanks@ada-cc.co.uk)

### **Telephone**

+44 1418160184

### **Country**

United Kingdom

### **NUTS code**

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

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

Main address

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

Tenders or requests to participate must be submitted electronically via

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

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

Other type

Registered Social Landlord

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

Housing and community amenities

---

## **Section II: Object**

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

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

Commercial Central Heating Planned Maintenance and Reactive Repairs Contract

#### **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**

The elements to be covered in the servicing, maintenance and repair contract include, but are not limited to, the following:-

- (a) Annual Service to all commercial gas appliances within Link stock, including CHP units with relevant regulatory guided certification paperwork in electronic format.
- (b) Annual check on all electrical control panels serving the commercial heating system.
- (c) The testing and examination of gas meter installations and all gas supply pipework inside or outside the property.
- (d) Annual testing on commercial meters and pipe work.
- (e) Includes the tracing and repairing of gas escapes where necessary, and the replacement of part, or all of the internal existing gas supply pipe work.
- (f) Natural gas fired central heating boilers and systems, including all components such as casings, heat exchangers, burners, FSD's, fans and motors, control valves, safety and limiting devices, gas valves, flame supervision devices, thermocouples, thermostats, time switches, sequence boards, flue systems, appliance chassis, combustion chambers, insulation panels, integral wiring and control circuitry, gauges and associated equipment.
- (g) Radiators and radiator valves (including thermostatic radiator valves).
- (h) System pipework including primary flow and return circuits and all circulatory pipework, valves, fittings etc.
- (i) Room, hot water, pipe and frost thermostats. BMS.
- (k) SAV Units and individual domestic heating systems for dwellings supplied by communal heating plant. CRP Units.
- (m) Plated heat exchangers.
- (n) Solar Thermal Hot Water Systems.
- (o) Hot water cylinders/calorifiers of all types.
- (p) Feed and expansion cistern including bye-law 30 kits.
- (q) Pressurisation vessels.
- (r) Circulating pumps and valves (shunt, primary and secondary).
- (s) Motorised valves, two and three port
- (t) All consumable items such as lubricants, filters, inhibitors, tape, flux, leadfree solder,

jointing compounds, threading tape, batteries, etc.

(u) All associated electrical components and wiring.

(v)

Annual service and maintenance of air conditioning units.

(w) Annual service and maintenance of booster pumps/compressors, controls and high-pressure pipe work.

(x) Heat Interface Units (HIU)

(y) Commercial Air Source Heat Pumps

This list of elements covered by the contract covers the main components only and is not intended to be exhaustive. It must be understood that the contract covers all components of the Client's gas and heating installations on their premises as deemed appropriate by the Client's Representative. Any queries should be discussed with the Client's Representative prior to the Contractor's tender being submitted.

### **II.1.5) Estimated total value**

Value excluding VAT: £1,000,000

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

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 44621200 - Boilers
- 44621220 - Central-heating boilers
- 50531100 - Repair and maintenance services of boilers
- 39715210 - Central-heating equipment
- 42515000 - District heating boiler
- 44115200 - Plumbing and heating materials
- 44115220 - Heating materials



- 44621112 - Parts of central-heating radiators
- 50720000 - Repair and maintenance services of central heating
- 50721000 - Commissioning of heating installations
- 31600000 - Electrical equipment and apparatus
- 31680000 - Electrical supplies and accessories
- 31681000 - Electrical accessories
- 45311100 - Electrical wiring work
- 45311200 - Electrical fitting work
- 45311000 - Electrical wiring and fitting work
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations

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

NUTS codes

- UKM7 - Eastern Scotland
- UKM8 - West Central Scotland
- UKM9 - Southern Scotland

Main site or place of performance

Throughout Central Belt of Scotland

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

Single Stage Tendering in accordance with Regulations 28 (Open Procedure) of the Public Contracts (Scotland) Regulations 2015

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **II.2.6) Estimated value**

Value excluding VAT: £1,000,000

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

May take up option of twelve month extensions up to a maximum of two further years (2028-2030) at an estimated value of 200000 GBP

(excluding VAT) per annum. The estimated annual value of the contract is 200000 GBP excluding VAT.

### **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.

SPD Question 2D.1.2- Bidders must provide a separate SPD response (Sections A and B of this Part and Part III) for each subcontractor.

---

## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Refer Tender Document A - ITT and Quality Questionnaire, Section 9 including

Bidders shall be Gas Safe Registered, NICEIC, SELECT or The Electrical Contractors Association (ECA), and operatives engaged in delivering the requirements must have the required range of ACS accreditation described within Section 9 of Tender Document A - ITT and Quality Questionnaire

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

Bidders will be required to have a minimum 'general' yearly turnover of 400000 GBP for the last two years or have an average yearly

turnover of a minimum of 400000 GBP for the last two years.

Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set

up or started trading.

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded

contract, the types and levels of insurances indicated below:

Employer's (Compulsory) Liability Insurance - 5,000,000 GBP

Public Liability Insurance - 5,000,000 GBP

#### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

Bidders must be able to provide two examples of similar Commercial Central Heating Planned Maintenance and Reactive Repairs services similar to the requirements of Link

Group undertaken during the last three years that demonstrate that they have the relevant experience to deliver the services/supplies including a service to undertake reactive repairs notified out with normal working hours

### **III.2) Conditions related to the contract**

#### **III.2.1) Information about a particular profession**

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

Refer Tender Document A - ITT and Quality Questionnaire, Section 9 including:

Bidders shall be Gas Safe Registered, NICEIC, SELECT or The Electrical Contractors Association (ECA), and operatives engaged in delivering the requirements must have the required range of ACS accreditation described within Section 9 of Tender Document A - ITT and Quality Questionnaire

#### **III.2.2) Contract performance conditions**

The Contract Performance Conditions are described within Tender Document A 'ITT and Quality Questionnaire' and Tender Document B

'Price Schedule' provided with the Contract Notice

#### **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

27 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**

Tender must be valid until: 28 May 2025

#### **IV.2.7) Conditions for opening of tenders**

Date

27 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: 2027 at the earliest if the optional 12 month extensions are not applied

### **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**

SPD, Part IV Section C 'Technical and Professional Ability' will be scored on a pass or fail basis using the following scoring methodology;

0 - Unacceptable - Nil or inadequate response. Fails to demonstrate an ability to meet the requirement. A Tenderer which scores '0 –

Unacceptable' against any question will be disqualified.

1 - Poor - Response is partially relevant and poor. The response addresses some elements of the requirement but contains

insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

2 - Acceptable - Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details

on how the requirement will be fulfilled in certain areas.

3 - Good - Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details

on how the requirements will be fulfilled.

4 – Very Good - Response is largely relevant and very good. The response demonstrates a very good understanding of the requirements and

provides adequate details on how the requirements will be fulfilled.

5 - Excellent - Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a

thorough understanding of the requirement and provides details of how the requirement will be met in full.

A Tenderer will be required to achieve a minimum score of 2 against each Question within Part C, i.e. a score of 2 or greater shall represent

a Pass whereas a score of 1 or lower will represent a Fail.

Link Group will disregard, and not evaluate the remainder of a Tenderers bid should the Tenderer fail to achieve the minimum score of 2 (a

Pass) against any of the Questions included with Part C

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=788646](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=788646).

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.

(SC Ref:788646)

Download the ESPD document here:

[https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=788646](https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=788646)

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

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

Edinburgh Sheriff Court and Justice of Peace Court

Edinburgh

Country

United Kingdom