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Tender

## **Responsive repairs, voids and aids and adaptations**

Albyn Housing Society Limited

F02: Contract notice

Notice identifier: 2024/S 000-004568

Procurement identifier (OCID): ocds-h6vhtk-04392d

Published 12 February 2024, 10:08am

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

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

Albyn Housing Society Limited

98-104 High Street, Invergordon

Ross-shire

IV18 0DL

#### **Contact**

Caroline Madden

#### **Email**

[caroline.madden@albynhousing.org.uk](mailto:caroline.madden@albynhousing.org.uk)

#### **Telephone**

+44 01349855966

**Country**

United Kingdom

**NUTS code**

UKM6 - Highlands and Islands

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA18062](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA18062)

**I.3) Communication**

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

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

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

Other type

Housing Society

**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**

Responsive repairs, voids and aids and adaptations

#### **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**

Albyn Housing Society are seeking contractors to carry out responsive repairs, voids repairs and minor aids and adaptations across their 3,686 properties in the Scottish Highlands. The framework is split into lots; plumbing, joinery, electrical, painting and decorating, roofing, general builder, specialist cleaning and multi-trade.

Albyn are keen to ensure accessibility by all contractors and have engaged a procurement and bid consultant to assist with this procurement. The consultant will be hosting an online workshop where there will be a full walkthrough of what tenderers are required to do.

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

Value excluding VAT: £9,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

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

#### **II.2.1) Title**

Plumbing

Lot No

1

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

- 45330000 - Plumbing and sanitary works

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

NUTS codes

- UKM6 - Highlands and Islands

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

Contractors will be required to carry out responsive repairs and potentially voids and aids and adaptations.

Contractors will indicate which areas of the Scottish Highlands they can service.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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

Plus one year optional extension to 30 April 2028

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There may be mini-competitions carried out under this framework for larger pieces of work

### **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) Description**

### **II.2.1) Title**

Joinery

Lot No

2

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

- 45421000 - Joinery work

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

NUTS codes

- UKM6 - Highlands and Islands

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

Contractors will be required to carry out responsive repairs and potentially voids and aids and adaptations.

Contractors will indicate which areas of the Scottish Highlands they can service.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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

Plus optional 1 year extension

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There may be mini-competitions carried out under this framework for larger pieces of work

### **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) Description**

### **II.2.1) Title**

Electrical works

Lot No

3

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

- 45310000 - Electrical installation work

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

NUTS codes

- UKM6 - Highlands and Islands

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

Contractors will be required to carry out responsive repairs and potentially voids and aids and adaptations.

Contractors will indicate which areas of the Scottish Highlands they can service.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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

Optional 1 year extension

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There may be mini-competitions carried out under this framework for larger pieces of work

## **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) Description**

### **II.2.1) Title**

Painting and decorating

Lot No

4

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

- 45442100 - Painting work
- 79931000 - Interior decorating services

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

NUTS codes

- UKM6 - Highlands and Islands

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

Contractors will be required to carry out responsive repairs and potentially voids and aids and adaptations.

Contractors will indicate which areas of the Scottish Highlands they can service.

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



Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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

1 year optional extension

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There may be mini-competitions carried out under this framework for larger pieces of work

### **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) Description**

### **II.2.1) Title**

Roofing works

Lot No

5

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

- 45260000 - Roof works and other special trade construction works

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

NUTS codes

- UKM6 - Highlands and Islands

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

Contractors will be required to carry out responsive repairs and potentially voids and aids and adaptations.

Contractors will indicate which areas of the Scottish Highlands they can service.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

## **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

1 year optional extension

## **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There may be mini-competitions carried out under this framework for larger pieces of work

### **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) Description**

### **II.2.1) Title**

General builder works

Lot No

6

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

- 45210000 - Building construction work

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

NUTS codes

- UKM6 - Highlands and Islands

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

Contractors will be required to carry out responsive repairs and potentially voids and aids and adaptations.

Contractors will indicate which areas of the Scottish Highlands they can service.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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

1 year optional extension

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There may be mini-competitions carried out under this framework for larger pieces of work

### **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) Description**

### **II.2.1) Title**

Specialist cleaning

Lot No

7

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

- 90910000 - Cleaning services

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

NUTS codes

- UKM6 - Highlands and Islands

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

Contractors will be required to carry out responsive repairs and potentially voids and aids and adaptations.

Contractors will indicate which areas of the Scottish Highlands they can service.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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

1 year optional extension

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There may be mini-competitions carried out under this framework for larger pieces of work

### **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) Description**

### **II.2.1) Title**

Multi-trade

Lot No

8

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

- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKM6 - Highlands and Islands

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

Contractors will be required to carry out responsive repairs and potentially voids and aids and adaptations.

Contractors will indicate which areas of the Scottish Highlands they can service.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **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

1 year optional extension

### **II.2.10) Information about variants**

Variants will be accepted: No

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

Options: Yes

Description of options

There may be mini-competitions carried out under this framework for larger pieces of work

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

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

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## **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

Electrical works - contractors must be members of NICEIC or SELECT

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

List and brief description of selection criteria

Public liability insurance GBP 5 million

Employers liability insurance GBP 5 million unless exempt

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

List and brief description of selection criteria

Must hold Health & Safety SSIP accreditation e.g. Safe Contractor, CHAS or Constructionline OR commit to achieving this within the first 12 months of the award of the Framework

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

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

Emergency orders completed within 8 hours

Urgent orders completed within 2 working days

Routine orders completed within 10 working days

All work to be completed on time and to the quality standards required

All contractors are required to progress health & safety accreditation, and work with the Society to achieve a bespoke schedule of rates



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## **Section IV. Procedure**

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

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

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

#### **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 March 2024

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 March 2024

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: 6 months prior to contract expiry

### **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**

Community Benefits to the value of 1% of works orders will be part of the contract

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=757737](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=757737).

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:  
<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

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

Contractors will be required to contribute Community Benefits of a minimum of 1% of works order values

(SC Ref:757737)

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

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

Aberdeen Sheriff Court

Aberdeen

Country

United Kingdom