

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/005735-2023>

Tender

## **All Trades Day to Day Reactive Repairs & Small Works Contract, 1 August 2023 to 31 July 2026, Various Locations, North Glasgow**

ng homes

F02: Contract notice

Notice identifier: 2023/S 000-005735

Procurement identifier (OCID): ocds-h6vhtk-03ac92

Published 27 February 2023, 4:06pm

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

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

ng homes

Ned Donaldson House, 50 Reidhouse Street

Glasgow

G21 4LS

#### **Email**

[info@ewing-somerville.com](mailto:info@ewing-somerville.com)

#### **Telephone**

+44 1415606000

#### **Country**

United Kingdom

**NUTS code**

UKM82 - Glasgow City

**Internet address(es)**

Main address

<http://www.nghomes.net>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA13703](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA13703)

**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 another address:

Ewing Somerville Partnership (Scotland) Ltd.

40 Speirs Wharf

Glasgow

G4 9TH

**Email**

[info@ewing-somerville.com](mailto:info@ewing-somerville.com)

**Country**

United Kingdom

**NUTS code**

UKM82 - Glasgow City

## **Internet address(es)**

Main address

[www.ewingsomerville.co.uk](http://www.ewingsomerville.co.uk)

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**

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**

All Trades Day to Day Reactive Repairs & Small Works Contract, 1 August 2023 to 31 July 2026, Various Locations, North Glasgow

Reference number

ESP 4648

#### **II.1.2) Main CPV code**

- 45421000 - Joinery work

#### **II.1.3) Type of contract**

Works

### **II.1.4) Short description**

It is ng homes intention to enter into a contract with one contractor to deliver their Day to Day Reactive Repairs Service to their properties in North Glasgow the works are predominantly reactive maintenance and small works repairs to various property types including new-build and refurbished houses and flats.

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

This contract is divided into lots: No

## **II.2) Description**

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

- 50000000 - Repair and maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 50711000 - Repair and maintenance services of electrical building installations
- 45431200 - Wall-tiling work
- 45410000 - Plastering work
- 45442100 - Painting work
- 71550000 - Blacksmith services
- 45330000 - Plumbing and sanitary works

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

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

North Glasgow.

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

Reactive maintenance and small works repairs to various property types including new-build and refurbished houses and flats. The contract will include only a limited amount of roofing works as these are let under a separate contract. ng homes direct works organisation ng2 will also carry out a limited amount of joinery, wet trades and minor civils works and the majority of the electrical re-wiring and void works. ng2 will also provide a 'handyman' service and this will run concurrently with the reactive repairs contract. There will be occasions when the successful contractor will require to liaise with ng2.

The Contractor will require to carry out the duties of Principal Designer and Principal Contractor when applicable within the contract.

The Contractor will be required to operate an Appointment System within the Contract with am/pm appointment slots being offered to customers for the following trades; Joiner; Plumber; Electrician; Painter; Plasterer and Glazier.

The Contractor must be capable of providing an integrated IT system at no cost to the Client, which is capable of integrating with ng homes Housing Management system, with full integration being achieved prior to Contract commencement. The Contractor must supply 'real time' access to their repairs history system. The Client must be provided with access for multiple users to the 'real time' updates.

Provision for the Client to log calls on the Client repairs system on behalf of the Contractor is required rather than relying on Contractor contact. These jobs will be electronically submitted to the Contractor who will then log them on to their system. The Contractor will then ensure that when the daily job submission occurs these jobs are excluded from the submission in order to avoid job duplication.

The Contractor will be required to send in monthly job status reports, these will include the Key Performance Indicator statistics inclusive of ARC statistics to ensure accurate Client reporting to the Scottish Housing Regulator

The contract will be subject to satisfactory review as set out in the KPI section.

The Contractor will be required to maintain an office and depot, or offices and depots, locally within, or reasonably central to, the area covered by the Contract and provide dedicated staff to deal with the day to day operations of the Contract and employ predominantly directly employed labour to carry out the Works.

The total number of units included within the contract is approximately 5,492. The Contract will also include repairs to common areas of approximately 842 units either factored by ng homes, shared ownership with ng homes. Maintenance may also be required to offices or lock up areas as required.

The contract will not be divided into lots as this would make the execution of the contract

excessively technically difficult).

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

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Cost / Weighting: 30

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

Value excluding VAT: £5,500,000

### **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

Option to extend the Contract on a yearly basis for a further two years maximum.

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

The Bidder's SPDs will be assessed to ensure all bidders pass the threshold for working with a public body and questions 4C1.1/4C1.2, 4C.4 and 4C.6 are scored. Question 4C10 is pass/fail and the clients requirement is that Joinery, Plumbing and Plastering must be carried out by directly employed operatives. All other questions are pass/fail. The five highest who have passed all other sections will be invited to go through to the tender stage of the procurement procedure. If scores are tied between bidders more than five bidders will be

invited to go through to the tender stage. If less than five bidders pass all sections of the SPD only the bidders who pass all sections will be allowed to proceed to tender stage. If no bidders consider there is insufficient acceptable bidders the procurement may be cancelled.

#### **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.

The incumbent contractor City Building (Contracts) LLP have confirmed that TUPE will apply.

---

## **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

The relevant requirement is set out in the SPD, Part IV Selection Criteria [4A1a] Enrolment in a relevant professional register. The following statement clarifies the requirement:

If required by the member state, bidders are required to be enrolled in the relevant professional or trade registers within the country in which they are established.

The relevant trade register in the UK is the Companies House Register - [://www.gov.uk/government/organisations/companies-house](http://www.gov.uk/government/organisations/companies-house) or equivalent in other countries.

#### **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.2.3) 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**

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

Date

30 March 2023

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

7 April 2023

#### **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: 6 (from the date stated for receipt of tender)

---

## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: The contract will be awarded for a period of three years with the option to extend the contract on a yearly basis thereafter up to a maximum of two additional years. The earliest potential timescale for publication of a new Notice is therefore 2026.

### 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

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=723195](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=723195).

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:

Please refer to the draft Tender Documents issued with this notice

(SC Ref:723195)

Download the ESPD document here:

[https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=723195](https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=723195)

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

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

Glasgow Sheriff Court

1 Carlton Place

Glasgow

G5 9DA

Country

United Kingdom