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Tender

## **Reactive Repairs & Maintenance including Out of Hours**

Langstane Housing Association Ltd

F02: Contract notice

Notice identifier: 2024/S 000-006142

Procurement identifier (OCID): ocds-h6vhtk-043ce8

Published 26 February 2024, 3:23pm

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

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

Langstane Housing Association Ltd

680 King Street

ABERDEEN

AB24 1SL

#### **Email**

[claire.mceleny@langstane-ha.co.uk](mailto:claire.mceleny@langstane-ha.co.uk)

#### **Telephone**

+44 1224423000

#### **Country**

United Kingdom

#### **NUTS code**

UKM50 - Aberdeen City and Aberdeenshire

**Internet address(es)**

Main address

<http://www.langstane-ha.co.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA14482](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA14482)

**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)

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

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

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

Other type

Housing Association

**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**

Reactive Repairs & Maintenance including Out of Hours

#### **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**

Langstane Housing Association wish to establish a pool of contractors in each geographical area (Aberdeen, Aberdeenshire and Moray - separate lots) to carry out routine, urgent and emergency repairs (including out of hours) to their 2,886 properties. There may be small upgrade works as part of this framework.

Invitations are invited from multi-trade, electrical, plumbing, joinery, painter & decorators and roofing contractors.

Reactive repairs vary from year to year, therefore please note that all quantities and values are estimates.

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

Value excluding VAT: £3,360,000

#### **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**

Aberdeen City

Lot No

1

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

- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeen

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

Langstane Housing Association wish to establish a pool of contractors in each geographical area (Aberdeen, Aberdeenshire and Moray - separate lots) to carry out routine, urgent and emergency repairs (including out of hours) to their 2,886 properties. There may be small upgrade works as part of this framework.

Invitations are invited from multi-trade, electrical, plumbing, joinery, painter & decorators and roofing contractors.

Reactive repairs vary from year to year, therefore please note that all quantities and values are estimates.

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

Quality criterion - Name: Quality / Weighting: 50

Price - Weighting: 50

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

Value excluding VAT: £1,760,000

### **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

2 x 1 year optional extensions

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

Variants will be accepted: No

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

Options: Yes

Description of options

The framework may be used for upgrades and, if the value is high, there may be mini-competitions run within the framework contractors.

### **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**

Community benefits will be required

## **II.2) Description**

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

Aberdeenshire

Lot No

2

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

- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeenshire

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

Langstane Housing Association wish to establish a pool of contractors in each geographical area (Aberdeen, Aberdeenshire and Moray - separate lots) to carry out routine, urgent and emergency repairs (including out of hours) to their 2,886 properties. There may be small upgrade works as part of this framework.

Invitations are invited from multi-trade, electrical, plumbing, joinery, painter & decorators and roofing contractors.

Reactive repairs vary from year to year, therefore please note that all quantities and values are estimates.

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

Quality criterion - Name: Quality / Weighting: 50

Price - Weighting: 50

#### **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

24

This contract is subject to renewal

Yes

Description of renewals

2 x 1 year optional extensions

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

Variants will be accepted: No

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

Options: Yes

Description of options

Minor upgrades and aids and adaptations may be included. There may be higher value work which will be conducted as a mini-competition among contractors on the Framework.

### **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**

Community benefits must be delivered

## **II.2) Description**

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

Moray

Lot No

3

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

- 50700000 - Repair and maintenance services of building installations

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

NUTS codes

- UKM5 - North Eastern Scotland

Main site or place of performance

Moray

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

Langstane Housing Association wish to establish a pool of contractors in each geographical area (Aberdeen, Aberdeenshire and Moray - separate lots) to carry out routine, urgent and emergency repairs (including out of hours) to their 2,886 properties. There may be small upgrade works as part of this framework.

Invitations are invited from multi-trade, electrical, plumbing, joinery, painter & decorators and roofing contractors.

Reactive repairs vary from year to year, therefore please note that all quantities and values are estimates.

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

Quality criterion - Name: Quality / Weighting: 50

Price - Weighting: 50

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

Value excluding VAT: £580,000

#### **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

2 x 1 year optional extensions

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

Variants will be accepted: No

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

Options: Yes

Description of options

Minor upgrades or adaptations may be conducted through this framework. Further, higher value work may be conducted using mini-competitions.

### **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**

Community benefits must be delivered

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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 contractors must be members of SELECT or NICEIC.

All contractors must have SSIP accredited H&S procedures e.g. CHAS or Constructionline

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

List and brief description of selection criteria

Employers Liability Insurance GBP5000000

Public Liability Insurance GBP5000000

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

List and brief description of selection criteria

Evidence of relevant experience in the last 3 years

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

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

Carrying out repairs within the contracted response times.

Carrying out repairs right first time and zero defects.

High levels of customer care and satisfactory customer feedback.

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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

11 April 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: 9 (from the date stated for receipt of tender)

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

Date

11 April 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: 4 years hence

### **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=759158](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=759158).

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:

Community Benefits will be proportionate to the value of work each contractor obtains on the framework.

(SC Ref:759158)

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

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

Aberdeen Sheriff Court

Aberdeen

Country

United Kingdom