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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

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

I.3) Communication

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

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

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

I.4) Type of the contracting authority

Other type

Housing Association

I.5) Main activity

Housing and community amenities

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

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.

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

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.

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.

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