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Tender

## **Repairs & Maintenance and Voids Framework 2025 - 2027**

Ark Housing Association

F02: Contract notice

Notice identifier: 2025/S 000-007573

Procurement identifier (OCID): ocds-h6vhtk-04b713

Published 28 February 2025, 4:50pm

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

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

Ark Housing Association

Lochside House Ground Floor, West Suite 3 Lochside Way Edinburgh Park

Edinburgh

EH12 9DT

#### **Email**

[Fiona.Ross@arkha.org.uk](mailto:Fiona.Ross@arkha.org.uk)

#### **Telephone**

+44 1314479027

#### **Country**

United Kingdom

#### **NUTS code**

UKM - Scotland

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA27685](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA27685)

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

The contract is awarded by a central purchasing body

**I.3) Communication**

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

<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

<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

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## **Section II: Object**

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

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

Repairs & Maintenance and Voids Framework 2025 - 2027

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

- 50000000 - Repair and maintenance services

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

Services

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

Description of the Framework

This Framework will be to undertake works on Ark Housing Association (AHA) and Ark Services Limited (ASL) properties. It will be one contract but both AHA and ASL works will be separately invoiced.

The Framework is a 3 Geographical Lots, with 11 multi-lotted trade lots specific to service the Associations Reactive Repairs & Maintenance and Voids to tenants and owners and may include Cyclical maintenance services, Medical Adaptations and adhoc Capital works. The Framework will be for a period of 4 years; it will initially run for 24 months and then will have the option to extend for a further 2 single 12-month periods at The Association's individual discretion.

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

Value excluding VAT: £2,500,000

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

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

3

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

As stated in the ITT page 6&7 'Restriction on Number of Contractors for the Lots'

## **II.2) Description**

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

North Area

Lot No

1

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

- 50000000 - Repair and maintenance services

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

NUTS codes

- UKM - Scotland

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

North Geographical Area, with 11 multi-lotted trade lots specific to service the Associations Reactive Repairs & Maintenance and Voids to tenants and owners and may include Cyclical maintenance services, Medical Adaptations and adhoc Capital works.

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

Quality criterion - Name: Quality / Weighting: 40%

Cost criterion - Name: Cost of Service / Weighting: 60%

### **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

The Framework will be for a period of 4 years; it will initially run for 24 months and then

will have the option to extend for a further 2 single 12-month periods at The Association's individual discretion.

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

Variants will be accepted: No

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

Options: Yes

Description of options

As required

#### **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**

See attached 'ITT - SPD and Price Quality Evaluation - Lot 1 RM and Voids' and 'ITT - SPD and Price Quality Evaluation - Lot 2-11 RM and Voids'

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

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

Central Area

Lot No

2

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

- 50000000 - Repair and maintenance services

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

NUTS codes

- UKM - Scotland

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

Central Geographical Area, with 11 multi-lotted trade lots specific to service the Associations Reactive Repairs & Maintenance and Voids to tenants and owners and may include Cyclical maintenance services, Medical Adaptations and adhoc Capital works.

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

Quality criterion - Name: Quality / Weighting: 40%

Cost criterion - Name: Cost of Service / Weighting: 60%

#### **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

The Framework will be for a period of 4 years; it will initially run for 24 months and then will have the option to extend for a further 2 single 12-month periods at The Association's individual discretion.

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

Variants will be accepted: No

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

Options: Yes

Description of options

As required

#### **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**

See attached 'ITT - SPD and Price Quality Evaluation - Lot 1 RM and Voids' and 'ITT - SPD and Price Quality Evaluation - Lot 2-11 RM and Voids'

## **II.2) Description**

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

South Area

Lot No

3

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

- 50000000 - Repair and maintenance services

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

NUTS codes

- UKM - Scotland

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

South Geographical Area, with 11 multi-lotted trade lots specific to service the Associations Reactive Repairs & Maintenance and Voids to tenants and owners and may include Cyclical maintenance services, Medical Adaptations and adhoc Capital works.

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

Quality criterion - Name: Quality / Weighting: 40%

Cost criterion - Name: Cost of Service / Weighting: 60%

### **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

The Framework will be for a period of 4 years; it will initially run for 24 months and then will have the option to extend for a further 2 single 12-month periods at The Association's individual discretion.

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: Yes

Description of options

As required

**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**

See attached 'ITT - SPD and Price Quality Evaluation - Lot 1 RM and Voids' and 'ITT - SPD and Price Quality Evaluation - Lot 2-11 RM and Voids'



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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

See attached 'ITT - SPD and Price Quality Evaluation - Lot 1 RM and Voids' and 'ITT - SPD and Price Quality Evaluation - Lot 2-11 RM and Voids'

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

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

See attached 'ITT - SPD and Price Quality Evaluation - Lot 1 RM and Voids' and 'ITT - SPD and Price Quality Evaluation - Lot 2-11 RM and Voids'

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

See Contract Document for each Area and Trade Lot and KPIs

#### **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

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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.2.1) Previous publication concerning this procedure**

Notice number: [2024/S 000-037101](#)

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

Date

31 March 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**

Duration in months: 3 (from the date stated for receipt of tender)

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

Date

31 March 2025

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: as stated in the ITT

### **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**

See attached files named 'ITT - SPD Quality KPIs & Guidance Docs'

A full set of guidance and submission return template documents have been provided for your use. You are required to use them in your response submission.

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=791032](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=791032).

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.

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:

As set out in the ITT and CB Clause for % contribution on Framework

(SC Ref:791032)

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

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

Glasgow Sheriff Court and Justice of the Peace Court

1 Carlton Place

Glasgow

G5 9TW

Country

United Kingdom