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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

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

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

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)

- 500000000 - 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'

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

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

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.publiccontractscotland.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.

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