

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/008593-2025>

Contract

Stairwell Cleaning Contract

Highland Residential (Inverness) Limited

F03: Contract award notice

Notice identifier: 2025/S 000-008593

Procurement identifier (OCID): ocds-h6vhtk-04d05e

Published 10 March 2025, 4:07pm

Section I: Contracting authority

I.1) Name and addresses

Highland Residential (Inverness) Limited

98 – 100 High Street

Invergordon

IV18 0DL

Email

alex.ramsden@highlandresidential.co.uk

Telephone

+44 1349855784

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://www.highlandresidential.co.uk/0/home/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA30339

I.4) Type of the contracting authority

Other type

Housing Factor

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Stairwell Cleaning Contract

II.1.2) Main CPV code

- 90911000 - Accommodation, building and window cleaning services

II.1.3) Type of contract

Services

II.1.4) Short description

Highland Residential is a wholly owned subsidiary of Albyn Housing Society Ltd. This is the award notice or the provision of fortnightly stairwell cleaning including internal cleaning of windows. Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. There are currently 152 blocks split over 61 developments in the Highlands.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £354,141

II.2) Description

II.2.2) Additional CPV code(s)

- 90911000 - Accommodation, building and window cleaning services

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

II.2.4) Description of the procurement

Highland Residential is a wholly owned subsidiary of Albyn Housing Society Ltd. Highland Residential is seeking to procure the services of a suitably qualified and experienced contractor for the provision of fortnightly stairwell cleaning including internal cleaning of windows. Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. There are currently 152 blocks split over 61 developments in the Highlands.

II.2.5) Award criteria

Quality criterion - Name: Method Statement / Weighting: 15

Quality criterion - Name: Quality, Performance and Communications / Weighting: 15

Quality criterion - Name: Resources / Weighting: 20

Quality criterion - Name: Health & Safety / Weighting: 10

Quality criterion - Name: Community Benefits / Weighting: 10

Price - Weighting: 30

II.2.11) Information about options

Options: Yes

Description of options

In addition to fortnightly cleans, there will be a one-off deep clean of each stairwell. There may also be additional relevant work allocated to the contractor.

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

A mandatory site visit was required prior to bidding

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open 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.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-001416](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

10 March 2025

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Perfect Clean Edinburgh Ltd

Unit 13, Bilston Enterprise Centre, 1 Dryden Road, Loanhead

Edinburgh

EH20 9LZ

Telephone

+44 7403451742

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £354,141

Section VI. Complementary information

VI.3) Additional information

Additional (related) works may be awarded in addition to those specified.

(SC Ref:792488)

VI.4) Procedures for review

VI.4.1) Review body

Inverness Sherriff Court

Inverness

Country

United Kingdom