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Contract

PfH Responsive Repairs and Void Property Services Framework Scotland

Procurement for Housing

F03: Contract award notice

Notice identifier: 2024/S 000-009895

Procurement identifier (OCID): ocds-h6vhtk-0416d5

Published 26 March 2024, 4:37pm

Section I: Contracting authority

I.1) Name and addresses

Procurement for Housing

Lomond Court

Stirling

FK9 4TU

Contact

Brad Hughes

Email

bhughes@pfh.co.uk

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.pfhscotland.co.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA18142

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

PfH Responsive Repairs and Void Property Services Framework Scotland

Reference number

BH/November 2023/RRVPS

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

Procurement for Housing (PfH) Scotland is a national procurement consortium dedicated to the social housing sector and supported by the National Housing Federation (NHF), Chartered Institute of Housing (CIH) and HouseMark.

PfH Scotland is a contracting authority under Regulation 2 of the Public Contracts (Scotland) Regulations 2015 (“PCSR 2015”) and a central purchasing body under regulation 38 PCSR 2015.

PfH Scotland has appointed suitably qualified and experienced organisations under a multi-lot Framework Agreement to provide public bodies with the opportunity to purchase Responsive repairs and void property services.

Procurement for Housing has established a Framework Agreement for Responsive Repairs and Void Property Services.

The framework has been split into five (5) lots:

1. Responsive Repairs and Void Property Refurbishment
2. Void Property Refurbishment
3. Responsive Repairs
4. Void Property Cleaning and Clearing Services
5. Void Property Security Services

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £105,000,000

II.2) Description

II.2.1) Title

Void Property Refurbishment

Lot No

2

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations
- 45400000 - Building completion work
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This lot is to provide PfH members with end-to-end management of refurbishment works (internal and external) required within empty properties, including but not limited to:

- Gas and Electrical Safety Inspection
- Boiler and heating system testing/repairs/installation
- Electrical testing/repairs/upgrades
- Kitchen and bathroom repairs
- General building repairs
- Joinery and metal works
- Plastering, painting & decorating
- Roofing works
- Fencing & gate repairs
- Drainage repairs

The services provided will either be a fully out-sourced solution to deliver all works associated with void property refurbishment or as a top up service to existing in house teams. It will be at the discretion of the PfH member to determine the level of requirement

on an individual contract basis.

The lot structure is split into regions. Document 1 - Instructions to tenderers contain information on the number of regions a contractor can apply for.

PfH has awarded places on the framework to 12 suppliers.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Responsive Repairs

Lot No

3

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations
- 45400000 - Building completion work
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This lot is to provide PfH members with end-to-end management of reactive and responsive repair works (internal and external). Including but not limited to:

- General internal and external building repairs
- Plumbing repairs
- Brickwork repairs
- Electrical remedial works
- Window & door repairs
- Roofing repairs
- Drainage repairs
- Flooring repairs (internal and external paving)
- Plastering, painting & decorating

The services provided will either be a fully out-sourced solution to deliver all reactive maintenance works or as a top up service to existing in house teams.

It will be at the discretion of the PfH member to determine the level of requirement on an individual

contract basis.

The lot structure is split into regions. Document 1 - Instructions to tenderers contain information on the number of regions a contractor can apply for.

PfH has awarded places on the framework to 4 Suppliers.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Void Property Cleaning and Clearing Services

Lot No

4

II.2.2) Additional CPV code(s)

- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Lot 4 is a specialist service provision for the cleaning and clearance of void properties including but not limited to the following services:

- Builders Clean
- Light Property Clean
- Deep Property Clean
- Specialist Cleaning (including site disinfection)
- Clearing & disposal of general waste
- Clearing & disposal of hazardous waste (including sharps and clinical waste)

- Clearing & disposal of electrical and electronic equipment waste (WEEE)
- Garden clearances
- Pest control

The lot structure is split into regions. Document 1 - Instructions to tenderers contain information on the number of regions a contractor can apply for.

PfH has awarded places on the framework to 6 Suppliers.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Void Property Security Services

Lot No

5

II.2.2) Additional CPV code(s)

- 35121000 - Security equipment
- 35125000 - Surveillance system
- 79710000 - Security services
- 65500000 - Meter reading service

- 44212329 - Security screens

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Lot 5 is a specialist service provision to ensure site safety and security of empty/void sites and properties under the responsibility of PfH

members.

The services under this lot will fall into two main categories:

Site Security which will include (but is not limited to) the following solutions:

- Supply, installation and removal of demountable screens and doors on a purchase and hire basis
- Supply, installation and removal of security fencing on a purchase and hire basis
- Supply, installation and removal of net curtains on a purchase and hire basis
- Boarding up services
- Guardianship provision
- Secure meter box coverings

And Site Monitoring which will include (but is not limited to) the following solutions:

- Temporary alarm detection systems (can also include a responsive service)
- Mobile CCTV towers
- Mobile patrol services

The lot structure is split into regions. Document 1 - Instructions to tenderers contain information on the number of regions a contractor can apply for.

PfH has awarded places on the framework to 5 Suppliers.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

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) Description

II.2.1) Title

Responsive Repairs and Void Property Services

Lot No

1

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 45300000 - Building installation work
- 45400000 - Building completion work
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This lot is to provide PfH members with end-to-end management of their reactive maintenance repairs and works associated with ensuring void properties are at the appropriate standard to relet.

The services provided will either be a fully out-sourced solution to deliver all works for PfH members in relation to their reactive maintenance and void property works or as a top up service to existing in house teams.

It will be at the discretion of the PfH member to determine the level of requirement on an individual contract basis.

The lot structure is split into regions. Document 1 - Instructions to tenderers contain information on the number of regions a contractor can apply for.

PfH has awarded places on the framework to 6 suppliers.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

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

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: [2023/S 000-033077](#)

Section V. Award of contract

Lot No

1

Title

Responsive Repairs and Void Property Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 March 2024

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 8

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

Number of tenders received from tenderers from non-EU Member States: 9

Number of tenders received by electronic means: 9

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Bell Group Ltd

Bell Business Park, Rochsolloch Road

Airdrie

ML6 9BG

Telephone

+44 1236766878

Fax

+44 1236546765

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

SPS Doorguard Limited

The Octagon, 35 Baird Street

Glasgow

G4 0EE

Telephone

+44 1412041440

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Procast Building Contractors Ltd.

4 Alness Street

Hamilton

ML3 6RU

Telephone

+44 7799862737

Country

United Kingdom

NUTS code

- UKM95 - South Lanarkshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MP Group UK Limited

324 Drumoyne Road

Glasgow

G51 4DX

Telephone

+44 1412371970

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

H Clarke & Sons Limited T/A HCS Mechanical and Electrical Services

Unit 9, Kelvin Gate, 58 Kelvin Avenue

Glasgow

G52 4GA

Telephone

+44 1418832408

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Totalis Solutions Ltd

41 McGown Street

Paisley

PA3 1QJ

Telephone

+44 1418890089

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £45,000,000

Total value of the contract/lot: £45,000,000

Section V. Award of contract

Lot No

2

Title

Void Property Refurbishment

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 March 2024

V.2.2) Information about tenders

Number of tenders received: 13

Number of tenders received from SMEs: 12

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

Number of tenders received from tenderers from non-EU Member States: 13

Number of tenders received by electronic means: 13

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Bell Group Ltd

Bell Business Park, Rochsolloch Road

Airdrie

ML6 9BG

Telephone

+44 1236766878

Fax

+44 1236546765

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

SPS Doorguard Limited

The Octagon, 35 Baird Street

Glasgow

G4 0EE

Telephone

+44 1412041440

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Procast Building Contractors Ltd.

4 Alness Street

Hamilton

ML3 6RU

Telephone

+44 7799862737

Country

United Kingdom

NUTS code

- UKM95 - South Lanarkshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

H Clarke & Sons Limited T/A HCS Mechanical and Electrical Services

Unit 9, Kelvin Gate, 58 Kelvin Avenue

Glasgow

G52 4GA

Telephone

+44 1418832408

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ogilvie Construction Ltd

Ogilvie House, Pirnhall Business Park

Stirling

FK7 8ES

Telephone

+44 7551709091

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

BRB Electrical Limited

19 Colquhoun Avenue, Hillington Park

Glasgow

G52 4BN

Telephone

+44 1418920775

Fax

+44 1418920179

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Magnus Electrical Services Limited

6-8 Achamore Road

Glasgow

G15 8QS

Telephone

+44 1419491114

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

City Gate Construction Limited

Unit 3, Imperial Park, West Avenue

Linwood

PA1 2FB

Telephone

+44 1415616500

Fax

+44 1415612331

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Gas Call Services Ltd

2 Queenslie Court, Summerlee Street

Glasgow

G33 4DB

Telephone

+44 1417663333

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Totalis Solutions Ltd

41 McGown Street

Paisley

PA3 1QJ

Telephone

+44 1418890089

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Qts contracts

Qts office, Muckhart road

Dunning

Ph2 0rl

Telephone

+44 7505909781

Country

United Kingdom

NUTS code

- UKM77 - Perth & Kinross and Stirling

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Bancon Construction Limited

Burn o Bennie Road

Banchory

AB31 5ZU

Telephone

+44 1330827377

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £45,000,000

Total value of the contract/lot: £25,000,000

Section V. Award of contract

Lot No

3

Title

Responsive Repairs

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 March 2024

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 3

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: Yes

V.2.3) Name and address of the contractor

Bell Group Ltd

Bell Business Park, Rochsolloch Road

Airdrie

ML6 9BG

Telephone

+44 1236766878

Fax

+44 1236546765

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

SPS Doorguard Limited

The Octagon, 35 Baird Street

Glasgow

G4 0EE

Telephone

+44 1412041440

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

H Clarke & Sons Limited T/A HCS Mechanical and Electrical Services

Unit 9, Kelvin Gate, 58 Kelvin Avenue

Glasgow

G52 4GA

Telephone

+44 1418832408

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Magnus Electrical Services Limited

6-8 Achamore Road

Glasgow

G15 8QS

Telephone

+44 1419491114

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £20,000,000

Total value of the contract/lot: £20,000,000

Section V. Award of contract

Lot No

4

Title

Void Property Cleaning and Clearing Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 March 2024

V.2.2) Information about tenders

Number of tenders received: 6

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: 6

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Bell Group Ltd

Bell Business Park, Rochsolloch Road

Airdrie

ML6 9BG

Telephone

+44 1236766878

Fax

+44 1236546765

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

SPS Doorguard Limited

The Octagon, 35 Baird Street

Glasgow

G4 0EE

Telephone

+44 1412041440

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Orbis Protect Ltd (formerly SitexOrbis Ltd)

Unit 7, Harmony Court, Govan, Glasgow

Glasgow

G51 3HN

Telephone

+44 1895465500

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

No

V.2.3) Name and address of the contractor

Perfect Clean Edinburgh Ltd

Midlothian Innovation Centre, Pentlandfield

Roslin

EH25 9RE

Telephone

+44 7403451742

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Clearway

Fountain House, Anchor Boulevard, Crossways Business Park

Dartford

DA2 6QH

Telephone

+44 7854174127

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Regency Ayrshire Limited Ta Regency FM

Unit 2d Bravo Freight Centre, Prestwick Airport

PRESTWICK

KA92PH

Telephone

+44 1292611655

Fax

+44 1292611655

Country

United Kingdom

NUTS code

- UKM94 - South Ayrshire

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £7,500,000

Total value of the contract/lot: £7,500,000

Section V. Award of contract

Lot No

5

Title

Void Property Security Services

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 March 2024

V.2.2) Information about tenders

Number of tenders received: 5

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: 5

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

SPS Doorguard Limited

The Octagon, 35 Baird Street

Glasgow

G4 0EE

Telephone

+44 1412041440

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

VPS (UK) Ltd

Broadgate House, Broadway Business Park, Chadderton

Oldham

OL9 9XA

Telephone

+44 1613005235

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Orbis Protect Ltd (formerly SitexOrbis Ltd)

Unit 7, Harmony Court, Govan, Glasgow

Glasgow

G51 3HN

Telephone

+44 1895465500

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

No

V.2.3) Name and address of the contractor

Clearway

Fountain House, Anchor Boulevard, Crossways Business Park

Dartford

DA2 6QH

Telephone

+44 7854174127

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Chase Services Group Ltd

250A-High Road

Ilford

IG1 1YS

Telephone

+44 2071128279

Country

United Kingdom

NUTS code

- UKH3 - Essex

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £7,500,000

Total value of the contract/lot: £7,500,000

Section VI. Complementary information

VI.3) Additional information

- 1) Bidders may be excluded if they are in any of the situations referred to in Reg.58 of the PCSR 2015.
- 2) Bidders must state the amount of the contract they expect to subcontract.
- 3) Quality assurance. Bidders are required to hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 or can demonstrate that they have robust equivalent quality standards in accordance with Document 5B of this tender.
- 4) Health and Safety. Bidders are required to hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with ISO 45001 or has within the last 12 months met the assessment requirements of a construction related scheme in registered membership of the safety schemes in procurement (SSIP) or; can demonstrate that they have robust equivalent health and safety standards in accordance with Document 5B of this tender.
- 5) Environmental. Bidders are required to hold a UKAS (or equivalent) accredited independent third-party certificate of compliance with ISO 14001 or can demonstrate it has robust equivalent environmental standards in accordance with Document 5B of this tender.

This Framework may be used by any contracting authority listed in or referred to in the FTS / PCS Notice. This includes: All current members of PfH at the time of the FTS / PCS notice for this procurement; Any registered provider of social housing (or Welsh registered social landlord ,or Scottish registered social registered social landlord) that becomes a member of PfH during the period of the Framework Agreement; Any public authority (as defined in the Freedom of Information Act 2000 for public authorities in England, Wales, Northern Ireland and UK-wide public authorities based in Scotland, or as defined in the Freedom of Information (Scotland) Act 2002 for Scottish public authorities) that becomes a member of PfH at any time during the period of the Framework Agreement; Any local authority (as defined in the Local Government Act 1972 for public authorities in England and Wales or as defined in the Local Government (Scotland) Act 1973 for Scottish local authorities or as defined in the Local Government Act (Northern Ireland) 1972 for local authorities in Northern Ireland) that becomes a member of PfH at any time during the period of the Framework Agreement; Any housing Arm's Length Management Organisation (ALMO) that becomes a member of PfH during the period of the Framework Agreement; Any wholly owned subsidiaries of any of the above Organisations And any other contracting authority listed on the following page of the PfH website

<http://procurementforhousing.co.uk/permissible-users/> at the time of the FTS / PCS notice for this procurement.

(SC Ref:761990)

VI.4) Procedures for review

VI.4.1) Review body

Court of Session

Parliament House, Parliament Square

Edinburgh

EH11RQ

Country

United Kingdom