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Planning

Southside Housing Association - Future Tender Opportunity for Multi-Lot Responsive Repairs and Void Property Works Contracts

Southside Housing Association Ltd

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-010083

Procurement identifier (OCID): ocds-h6vhtk-03bd21

Published 6 April 2023, 10:05am

Section I: Contracting authority

I.1) Name and addresses

Southside Housing Association Ltd

135 Fifty Pitches Rd, Cardonald

Glasgow

G514EB

Contact

Donna Reilly

Email

dreilly@southside-ha.co.uk

Telephone

+44 1414221112

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

<http://www.southside-ha.org>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA12222

I.3) Communication

Additional information can be obtained from another address:

A.D.A Construction Consultants

Pavilion 3, St James Business Park, Linwood Road

Paisley

PA3 3BB

Contact

Alan Shanks

Email

alan.shanks@ada-cc.co.uk

Telephone

+44 1418160184

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<https://www.ada-cc.co.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

<https://www.publiccontractsscotland.gov.uk>

I.4) Type of the contracting authority

Other type

Registered Social Landlord

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Southside Housing Association - Future Tender Opportunity for Multi-Lot Responsive Repairs and Void Property Works Contracts

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

Southside Housing Association are seeking to consult with prospective bidding Contractor's in relation to an upcoming opportunity for new multi-Lot Responsive Repairs and Void Property Works Contracts to existing housing, flatted properties and multi-storey flats throughout Glasgow. The contracts may also include an out of hours call handling and emergency repairs make safe service Lot.

Southside Housing Association operates throughout the Southside of Glasgow and their portfolio extends to approximately 2,400 properties in several districts including Pollokshields, Mount Florida, Cathcart, Shawlands, Strathbungo, Ibrox, Kinning Park, Crosshill, Cardonald, Halfway, Penilee and Pollokshaws. Southside Housing Association also provide a factoring service to approximately 1,000 owner occupier properties which includes a Responsive Repairs service to common areas and common parts.

Southside Housing Association procured a Three Year Contract for Responsive Repairs and Void Property Works during 2019 and this contract is due to complete on 31st August 2023.

Southside Housing Association's existing Responsive Repairs and Void Property Works Contract;

a) Was procured as an initial Three-Year Contract with an optional twenty-four-month extension to the Contract Period;

b) Utilised Version 7.1 of the M3NHF Schedule of Rates incorporating the NHF Form of Contract 2011 (Rev 6:2019); and

c) Was undertaken by a single Contractor/Service Provider.

Southside Housing Association are considering a different approach to deliver their Responsive Repairs Service and Void Property Works after expiry of their existing Contract and are seeking feedback from prospective bidding Contractor's through this Prior Information Notice.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.2) Description

II.2.1) Title

Responsive Repairs Services

Lot No

1

II.2.2) Additional CPV code(s)

- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 45420000 - Joinery and carpentry installation work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 44110000 - Construction materials

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Glasgow Southside including Pollokshields, Mount Florida, Cathcart, Shawlands, Strathbungo, Ibrox, Kinning Park, Crosshill, Cardonald, Halfaw, Penilee and Pollokshaws

II.2.4) Description of the procurement

The proposed procurement route is single stage tendering and all organisations registering an interest in the Contract Notice may submit a bid. It is intended that the procurement will be undertaken in accordance with Regulations 28 (Open Procedure) and 47 (Division of Contracts into Lots) of the Public Contracts (Scotland) Regulations 2015

II.2.14) Additional information

The specific Lot's stated within this Prior Information Notice are provisional and will be defined within the Contract Notice.

II.2) Description

II.2.1) Title

Void Property Works

Lot No

2

II.2.2) Additional CPV code(s)

- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating
- 45420000 - Joinery and carpentry installation work
- 45310000 - Electrical installation work
- 45330000 - Plumbing and sanitary works
- 44110000 - Construction materials

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Glasgow Southside including Pollokshields, Mount Florida, Cathcart, Shawlands, Strathbungo, Ibrox, Kinning Park, Crosshill, Cardonald, Halfaw, Penilee and Pollokshaws

II.2.4) Description of the procurement

The proposed procurement route is single stage tendering and all organisations registering an interest in the Contract Notice may submit a bid. It is intended that the procurement will be undertaken in accordance with Regulations 28 (Open Procedure) and 47 (Division of Contracts into Lots) of the Public Contracts (Scotland) Regulations 2015

II.2.14) Additional information

The specific Lot's stated within this Prior Information Notice are provisional and will be defined within the Contract Notice.

II.3) Estimated date of publication of contract notice

19 May 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Feedback is sought from prospective bidding Contractor's on Southside Housing Association's intended approach to the upcoming procurement, which is anticipated to require new Multi-Lot Contract's being established on the following basis;

1. Separate Lots for Responsive Repair Services and Void Property Works;
2. The procurement may also include a separate Lot for Out of Hours Call Handling and an Emergency Repairs make safe service;
3. The Responsive Repairs Lot will be subdivided into further individual Lots for Joiner, Plumber and Electrical services split between two distinct geographical areas of Southside Housing Association's property portfolio. A maximum of Six Contractor's will be appointed to deliver Responsive Repair Services to Southside Housing Association and the maximum number of Lot's for Responsive Repairs awarded to any bidding Contractor will be limited to one Lot only;
4. The Void Property Works Lot will also be subdivided into individual Lots covering two separate geographical areas of Southside Housing Association's property portfolio with two Contractor's delivering the Void Property Works within each geographical area. The maximum number of Lot's for Void Property Works awarded to any bidding Contractor will also be limited to one Lot only and a maximum of Four Contractor's will be appointed to deliver Void Property Works;
5. An initial Two-Year Contract duration for each Lot commencing on 1st September 2023 with the option to extend each Contract by three further years in twelve-month increments;
6. The tender pricing model for each Lot will be based upon a limited number of Schedule of Rates (SORs) from the M3NHF SORs;
7. Southside Housing Association intend to utilise the limited number SORs stated within the tender documents only during each Contract and any services or works required by Southside Housing Association that are not covered by the SORs described within the tender documents will be valued on a transparent open book time and materials basis.
8. Contractor's bidding for any Lot will not be held to the default rates within the M3NHF SORs and bidding Contractor's will have complete commercial freedom to submit prices with their tenders that they consider appropriate;
9. The form of contract will be NHF Form of Contract 2011 (Rev 7:2020);

10. Only the medium description M3 Schedule of Rates will be issued with Contract Notice and Southside Housing Association will not utilise the long descriptions of the M3 Schedule of Rates during any Contract;

11. Southside Housing Association do not intend to use NHF's v7.2 Volume 1(d) Specification during any Contract;

12. An IT Interface will not be required for any Lot or subsequent awarded Contract. However, Southside Housing Association may develop and introduce an IT portal during the term of any Contract which Contractor's will be required to adopt and contribute information to the IT portal;

13. Specialist Works will not form part of any Lot and will be undertaken by other Contractors.

Feedback is sought on an anonymous basis through the Public Contracts Scotland Question and Answer function within the Prior Information Notice. The closing time/date to provide feedback is 12noon on Friday 21st April 2023.

The above information, and all other information stated within this Prior Information Notice, is provisional for the purpose of advertising the upcoming procurement and engaging with prospective bidders only. Southside Housing Association's requirements and approach to the procurement may vary but will be described within the Contract Notice intended for publication on 19th May 2023.

Southside Housing Association thank in advance prospective bidders for their interest in this opportunity and their feedback provided in reply.

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=728525.

(SC Ref:728525)