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Tender

Responsive Repairs, Voids and Multi Trade Project Works Dynamic Purchasing System (iFlair Consortium/West Central Scotland)

Procurement for Housing Ltd (t/a PfH Scotland)

F02: Contract notice

Notice identifier: 2023/S 000-010567

Procurement identifier (OCID): ocds-h6vhtk-03ae99

Published 13 April 2023, 8:37am

The closing date and time has been changed to:

31 January 2029, 4:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Procurement for Housing Ltd (t/a PfH Scotland)

Lomond Court

Stirling

FK9 4TU

Contact

Patricia Conway

Email

pconway@pfh.co.uk

Telephone

+44 8000315405

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

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

Buyer's address

<https://in-tendhost.co.uk/procurementforhousing.aspx/Home>

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

<https://in-tendhost.co.uk/procurementforhousing.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/procurementforhousing.aspx/Home>

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

Responsive Repairs, Voids and Multi Trade Project Works Dynamic Purchasing System (iFlair Consortium/West Central Scotland)

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Procurement for Housing wish to establish a DPS for the delivery of responsive repairs, voids and multi trade project works for PfH Members throughout West Central Scotland. It is intended that the DPS will run for an initial period of four years with the option to extend for a further period of up to three years. The estimated value is based on the maximum seven-year period.

The opportunity has been divided into six categories as follows:

1. Joinery Repairs
2. Electrical Repairs
3. Plumbing Repairs

4. Voids and Multi Trade Work

5. Out of Hours

6. Specialist Works

Organisations can apply to become qualified suppliers in one or more lots.

iFlair is a consortium of housing associations in Inverclyde, East Renfrewshire and Renfrewshire. It is envisaged that member's will utilise this DPS for the procurement of contracts to deliver the services defined above based on their individual and/or joint requirements. At the invitation to tender stage PfH Members will define the requirements including tender requirements and specification, delivery model, pricing model and form of contract.

II.1.5) Estimated total value

Value excluding VAT: £42,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Joinery Repairs

Lot No

1

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM8 - West Central Scotland

II.2.4) Description of the procurement

Delivery of responsive joinery repairs and/or joinery refurbishment works and related planned preventative works.

Qualified Contractors may be required to supplement direct labour, or fully manage the end-to-end process of delivering repairs/works on behalf of PfH Members including call handling, repairs diagnostics and work scheduling.

The award criteria will be based on quality and price. Weightings will be formulated more precisely within the individual DPS Invitation to Tender contract documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

It is intended that the DPS will run for an initial period of four years with the option to extend for a further period of up to three years.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

Number of candidates will be dependent of the number of approved contractors admitted to the dynamic

purchasing system.

II.2.10) Information about variants

Variants will be accepted: No

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

Electrical Repairs

Lot No

2

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UKM8 - West Central Scotland

II.2.4) Description of the procurement

Delivery of responsive electrical repairs and/or electrical refurbishment works and related planned preventative works.

Qualified Contractors may be required to supplement direct labour, or fully manage the end-to-end process of delivering repairs/works on behalf of PfH Members including call handling, repairs diagnostics and work scheduling.

The award criteria will be based on quality and price. Weightings will be formulated more precisely within the individual DPS Invitation to Tender contract documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

It is intended that the DPS will run for an initial period of four years with the option to extend for a further period of up to three years.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

Number of candidates will be dependent of the number of approved contractors admitted to the dynamic purchasing system.

II.2.10) Information about variants

Variants will be accepted: No

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

Plumbing Repairs

Lot No

3

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50712000 - Repair and maintenance services of mechanical building installations

II.2.3) Place of performance

NUTS codes

- UKM8 - West Central Scotland

II.2.4) Description of the procurement

Delivery of responsive plumbing repairs and/or plumbing refurbishment works and related planned preventative works.

Qualified Contractors may be required to supplement direct labour, or fully manage the end-to-end process of delivering repairs/works on behalf of PfH Members including call handling, repairs diagnostics and work scheduling.

The award criteria will be based on quality and price. Weightings will be formulated more precisely within the individual DPS Invitation to Tender contract documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

It is intended that the DPS will run for an initial period of four years with the option to extend for a further period of up to three years.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

Number of candidates will be dependent of the number of approved contractors admitted to the dynamic purchasing system.

II.2.10) Information about variants

Variants will be accepted: No

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

Voids and Multi Trade Work

Lot No

4

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 50711000 - Repair and maintenance services of electrical building installations
- 50800000 - Miscellaneous repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating

II.2.3) Place of performance

NUTS codes

- UKM8 - West Central Scotland

II.2.4) Description of the procurement

Delivery of voids and associated refurbishment and/or minor project works. Qualified Contractors may be required to supplement direct labour, or fully manage the end-to-end process of delivering voids on behalf of PfH Members including call handling, repairs diagnostics and work scheduling.

The award criteria will be based on quality and price. Weightings will be formulated more precisely within the individual DPS Invitation to Tender contract documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

It is intended that the DPS will run for an initial period of four years with the option to extend for a further period of up to three years.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

Number of candidates will be dependent of the number of approved contractors admitted to the dynamic purchasing system.

II.2.10) Information about variants

Variants will be accepted: No

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

Out of Hours

Lot No

5

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 50711000 - Repair and maintenance services of electrical building installations
- 50800000 - Miscellaneous repair and maintenance services
- 50700000 - Repair and maintenance services of building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating

II.2.3) Place of performance

NUTS codes

- UKM8 - West Central Scotland

II.2.4) Description of the procurement

Delivery of emergency responsive repairs requirements for all trades outside of standard working hours on a 365 basis.

Qualified Contractors may be required to provide out of hours call handling and repairs diagnostics.

The award criteria will be based on quality and price. Weightings will be formulated more precisely within the individual DPS Invitation to Tender contract documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

It is intended that the DPS will run for an initial period of four years with the option to extend for a further period of up to three years.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

Number of candidates will be dependent of the number of approved contractors admitted to the dynamic purchasing system.

II.2.10) Information about variants

Variants will be accepted: No

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

Specialist Works

Lot No

6

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 50800000 - Miscellaneous repair and maintenance services
- 50700000 - Repair and maintenance services of building installations

II.2.3) Place of performance

NUTS codes

- UKM8 - West Central Scotland

II.2.4) Description of the procurement

Delivery of specialist responsive repairs, refurbishment works and planned/preventative maintenance works.

Qualified Contractors may be required to supplement direct labour, or fully manage the end-to-end process of delivering relevant repairs/works on behalf of PfH Members including call handling, repairs diagnostics and work scheduling.

The award criteria will be based on quality and price. Weightings will be formulated more precisely within the individual DPS Invitation to Tender contract documentation.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

It is intended that the DPS will run for an initial period of four years with the option to extend for a further period of up to three years.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

Number of candidates will be dependent of the number of approved contractors admitted to the dynamic purchasing system.

II.2.10) Information about variants

Variants will be accepted: No

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 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

As a minimum organisations must hold the accreditation's detailed below as applicable to the categories for which they wish to apply.

2. Electrical repairs - NICEIC or equivalent

4. Voids and Multi Trade Work - NICEIC or equivalent

5. Out of Hours - NICEIC or equivalent

If additional technical requirements apply to individual contracts, this will be defined within the DPS Invitation to Tender.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Minimum 2 years of financial accounts, must be able to demonstrate organisations financial stability to deliver the proposed contract.

Minimum level(s) of standards possibly required:

GBP 5 000 000 employers' liability insurance.

GBP 5 000 000 public liability insurance.

If additional requirements apply to individual contracts, this will be defined within the DPS Invitation to Tender.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Applicants may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Experience

Applicants must have experience of delivering the services as defined within the individual lot descriptions and associated procurement documentation.

Health and Safety

Applicant's must have a regularly reviewed and documented policy for Health and Safety management, endorsed by the Chief Executive Officer, or equivalent. The policy must be relevant to the nature and scale of the work and set out responsibilities for H&S management at all levels within the organisation. The policy must be relevant to the nature and scale of your operations and set out your company's responsibilities of health and safety management and compliance with legislation.

NOTE - Organisations with fewer than five employees are not required by law to have a documented policy statement

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As detailed in the contract documentation.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the setting up of a dynamic purchasing system

The dynamic purchasing system might be used by additional purchasers

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 000-006541](#)

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

Originally published as:

Date

12 April 2027

Local time

4:00pm

Changed to:

Date

31 January 2029

Local time

4:00pm

See the [change notice](#).

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

13 April 2027

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: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

This dynamic purchasing system (“DPS”) may be used by any contracting authority listed in or referred to in the Find a Tender Service notice.

This includes:

- all current members of PfH Scotland at the time of the Find a Tender Service notice for this procurement, as detailed on the following page of the PFH Scotland website <https://www.pfhscotland.co.uk/members/>;
- any registered provider of social housing that becomes a member of Procurement for Housing / PfH Scotland during the period of the DPS;
- any public authority (as defined in the Freedom of Information Act 2000 for public authorities) 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 Procurement for Housing / PfH Scotland at any time during the period of the DPS;
- any local authority as defined in the Local Government (Scotland) Act 1973 for Scottish local authorities that becomes a member of Procurement for Housing / PfH Scotland at any time during the period of the DPS;
- any housing Arm’s Length Management Organisation that becomes a member of Procurement for Housing / PfH Scotland during the period of the DPS;
- any wholly owned subsidiary of any of the above organisations; and
- any other contracting authority listed on the following page of the Procurement for Housing website - <http://procurementforhousing.co.uk/permisible-users/> at the time of the Find a Tender Service notice for this procurement.

These bodies are referred to collectively as “PfH Members” in this procurement process.

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

n/a

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 detailed in the procurement documentation.

(SC Ref:729089)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom