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Tender

R&M and Voids - Framework

Berwickshire Housing Association Ltd

F02: Contract notice

Notice identifier: 2024/S 000-010760

Procurement identifier (OCID): ocds-h6vhtk-04258e

Published 3 April 2024, 1:43pm

Section I: Contracting authority

I.1) Name and addresses

Berwickshire Housing Association Ltd

55 Newtown Street, Duns

Berwickshire

TD11 3AU

Email

admin@berwickshireha.co.uk

Telephone

+44 1361884000

Country

United Kingdom

NUTS code

UKM91 - Scottish Borders

Internet address(es)

Main address

<http://www.berwickshirehousing.org.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA15982

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

R&M and Voids - Framework

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

The Framework is a multi-lotted trade specific to service the Associations Reactive Repairs & Maintenance and Voids to tenants and owners and may include Cyclical maintenance services, Medical Adaptations and adhoc major repairs 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.

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs.

II.1.5) Estimated total value

Value excluding VAT: £6,500,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 2

The contracting authority reserves the right to award contracts combining the following lots

or groups of lots:

As set out in the ITT page 3 & 4 'Restriction on Number of Contractors for the Lots'

The Association are limiting the number of Lots that each contractor can bid for. We are looking to have a number of contractors on each Lot and in order to achieve this we are only allowing each contractor to bid for a maximum of 2 Lots.

Please note that should you wish; you can decide to bid for only one Lot of your choice; there is no requirement to bid for a minimum of 2.

The Association do however reserve the right to accept bids for more than 2 Lots depending on the level of interest and SPD scoring, i.e. you can bid for 1 or 2 Lots but also outline interested Lots in numerical ascendancy (3 - 11).

In order to remove ambiguity please note that in the event that we do not get enough contractors per Lot bidding for the Lots the Association reserve the right to allow and accept contractor's bids for additional Lots out with your top 2 of choice.

II.2) Description

II.2.1) Title

Multi Trade Works

Lot No

1

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Multi Trade Works - including any combination of trades but must include Joiner, Electrician, Plumbing, Painter, Builder, Roofer & Plasterer works (including out of hours cover) and

Voids. Can also include Kitchen & Bathroom renewal works and Medical Adaptation.

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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Final for Tender'

II.2) Description

II.2.1) Title

Joinery

Lot No

2

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Joinery - Can also include Kitchen renewal 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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

II.2) Description

II.2.1) Title

Electrical

Lot No

4

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Electrical - including Door Entry, TV Aerials and Electrical Heating 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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

II.2) Description

II.2.1) Title

Painting

Lot No

5

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Painting - External and Internal all types

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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

II.2) Description

II.2.1) Title

Plumbing

Lot No

3

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Plumbing - not gas service or heating but can also include Bathroom renewal works and Medical Adaptation

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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

II.2) Description

II.2.1) Title

Plastering & Roughcasting

Lot No

6

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Plastering & Roughcasting - all types

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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

II.2) Description

II.2.1) Title

Roofing

Lot No

7

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Roofing - Flat, Tiled and Slated

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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

II.2) Description

II.2.1) Title

Builderwork & Stonework

Lot No

8

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Builderwork & Stonework

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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

II.2) Description

II.2.1) Title

Drainage Works

Lot No

9

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Drainage Works - to include Jetting, Clearing & Camera 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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

II.2) Description

II.2.1) Title

Fencing

Lot No

10

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Fencing - metal and timber

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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

II.2) Description

II.2.1) Title

Glazing, Windows and Doors Repairs

Lot No

11

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM91 - Scottish Borders

II.2.4) Description of the procurement

Glazing, Windows and Doors Repairs

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

All lots may include cyclical maintenance works relevant to each trade lot.

Lot 1 will cover the majority of voids but BHA reserve the right to use the trade lots for Minor Works required in Voids or if the Void performance in Lot 1 contractors don't meet the MLAP from the KPIs

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 - Lots 2 to 11 RM and Voids - Final for Tender'

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

Lot 1 - 'ITT - SPD and Price Quality Evaluation - Lot 1 RM and Voids - Final for Tender'

Lots 2 to 11 - See attached 'ITT - SPD and Price Quality Evaluation - Lots 2 to 11 RM and Voids - Final for Tender'

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

Lot 1 - 'ITT - SPD and Price Quality Evaluation - Lot 1 RM and Voids - Final for Tender'

Lots 2 to 11 - See attached 'ITT - SPD and Price Quality Evaluation - Lots 2 to 11 RM and Voids - Final for Tender'

III.2.2) Contract performance conditions

See Contractual KPIs attached with the Contract Notice

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: [2023/S 000-036771](#)

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

Date

3 May 2024

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

3 May 2024

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 per 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

Please ensure that you comprehensively read and understand the ITT documents as they outline your requirements for the submission of the SPD, the Quality and the Pricing Schedule. IT IS CRITICAL THAT YOU READ THESE FIRST.

If you are in an doubt as a question through PCS questions and answer section within the contract notice.

Also see the set of documents listed below that we have created to make the submission process as simple as possible.

Tender Return Checklist – Guidance

SPD (Scotland) Document - Global Questions

SPD Response Template – Lot 1

SPD Response Template – Lots 2 - 11

Quality Response Template – Lot 1

Quality Response Template – Lots 2 - 11

CB Clause for % contribution on Framework

Framework Lot Selection & Priority Preference Form - Final

Excel Pricing Schedule

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=762688.

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.

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:

There is no specific sub-contract clause however, we have stated.

"It should be noted that any proposed subcontractors will need to be sanctioned and approved by the Association prior to use on this framework. They will require to complete an SPD (Part II & III Only) for all your proposed sub-contractors after award"

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:

See attached 'CB Clause for % contribution on Framework' to be completed and signed and returned with the submission.

(SC Ref:762688)

VI.4) Procedures for review

VI.4.1) Review body

Sheriff Court House

Ettrick Terrace

Selkirk

TD7 4LE

Country

United Kingdom