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Tender

Landscape Maintenance and Common Close Cleaning Services Contract 2026-2027

Southside Housing Association Ltd

F02: Contract notice

Notice identifier: 2026/S 000-010905

Procurement identifier (OCID): ocds-h6vhtk-0649fb

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Section I: Contracting authority

I.1) Name and addresses

Southside Housing Association Ltd

135 Fifty Pitches Rd, Cardonald

Glasgow

G514EB

Contact

Pauline Fletcher

Email

pfletcher@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

The procurement documents are available for unrestricted and full direct access, free of charge, at

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publiccontractsscotland.gov.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

Landscape Maintenance and Common Close Cleaning Services Contract 2026-2027

II.1.2) Main CPV code

- 90910000 - Cleaning services

II.1.3) Type of contract

Services

II.1.4) Short description

The Contract will principally comprise landscape maintenance and common close cleaning services.

The landscape maintenance services will mainly include litter picking, grass cutting, shrub bed, hedging and leaf collection to existing properties and common landscaped areas throughout Pollokshields, Mount Florida, Cathcart, Shawlands, Strathbungo, Ibrox, Kinning Park, Crosshill, Cardonald, Halfway, Penilee, Strathbungo, Pollokshaws and Shawlands, Glasgow to the areas detailed within the Landscape Architects tender drawings. The Contract may also include, tree maintenance services, tree and stump removal works, Winter Gritting to hard landscaped areas and repairs to existing damaged grass and other landscaped areas.

The Landscape Maintenance services to the properties described within the tender documentation are currently undertaken by Southside Housing Association's estates team. However, the nature of the service is changing and it is the intention of Southside Housing Association that the successful tenderer of this procurement will undertake the service after conclusion of this opportunity.

The Common Close Cleaning maintenance requirements will principally involve weekly internal and external cleaning to properties, and also monthly & six monthly cleaning activities (refer Specification Items 1-21 described within Tender Document C 'Common Close Cleaning Specification' for further information).

Southside Housing Association may introduce additional landscape maintenance estates or common close cleaning to property during the Contract that are located on the south side of Glasgow which are in ownership or factored by Southside Housing Association. Where additional services are added to the Contract by Southside Housing Association, the additional services shall be valued at the rates within Tender Document A where the landscape maintenance or common close cleaning requirements are similar in character.

Southside Housing Association may also omit any of the landscape maintenance estates or common close cleaning properties listed within the tender documentation at any time during the Contract where a landscape maintenance estate or common close cleaning property is no longer in ownership, factored by Southside Housing Association or Southside Housing Association are unable to obtain authorisation to proceed with the services to a property where consent from factored owners has not been obtained. No loss or recompense will be due to the Contractor if Southside Housing Association omit any of the landscape maintenance estates or common close cleaning properties during the Contract where estates or properties are no longer in ownership or factored by Southside Housing Association, or where Southside Housing Association have been unable to obtain consent to proceed with the service from factored owners.

The commencement date for the Contract is currently estimated to be 1 April 2026.

The Contract term will be for an initial twelve month period with optional annual 1 year + 1 year + 1 year extensions up to a maximum contract completion date of 31st March 2030.

The decision to award the Contract extensions will be at the discretion of Southside Housing Association and will be on the basis of one year increments.

II.1.5) Estimated total value

Value excluding VAT: £1,048,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 90911000 - Accommodation, building and window cleaning services
- 71421000 - Landscape gardening services
- 77211500 - Tree-maintenance services

- 77310000 - Planting and maintenance services of green areas
- 77311000 - Ornamental and pleasure gardens maintenance services
- 77313000 - Parks maintenance services
- 77314000 - Grounds maintenance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Glasgow

II.2.4) Description of the procurement

Single Stage Tendering in accordance with Regulations 28 (Open Procedure) of the Public Contracts (Scotland) Regulations 2015.

Bidders are also advised that Southside Housing Association will hold a Meet the Buyer/Site Visit Event during the tender period. The Event will be free of charge and shall provide a site visit to several estates to illustrate Southside Housing Association's landscape maintenance and common close cleaning requirements contained within the tender documentation, and challenges of undertaking the landscape maintenance in particular estates.

The Meet the Buyer/Site Visit Event will be attended by the person from Southside Housing Association that is currently responsible for the management of the landscape maintenance and common close cleaning. The Meet the Buyer/Site Visit Event will commence at 10am on Friday 20th February 2026.

To record your interest in the Meet the Buyer/Site Visit Event, please email the names of your organisations delegates to alan.shanks@ada-cc.co.uk not later than 12noon on Thursday 19th February 2026.

A list of the estate addresses to be included at the Meet the Buyer/Site Visit and sequencing will be distributed in advance of Friday 20th February 2026 to the organisations that registered their attendance.

Bidders are asked to keep the maximum number of persons to that will attend the Event on behalf of their organisation to two delegates.

Bidders are also advised that Southside Housing Association will not provide transport to delegates between the sites/estates during the Event and Bidders will be required to make their own transportation arrangements.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £1,048,000

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

Duration in months

12

This contract is subject to renewal

Yes

Description of renewals

May take up option of twelve month extensions up to a maximum of three further years (2027-2030) at an estimated value 262000 GBP

(excluding VAT) per annum.

The annual anticipated cost per annum excluding VAT is 262000 GBP

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.2.14) Additional information

Economic Operators 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.

SPD Question 2D.1.2- Bidders must provide a separate SPD response (Sections A and B of this Part and Part III) for each subcontractor.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

List and brief description of selection criteria

Bidders will be required to have a minimum 'general' yearly turnover of 524000 GBP for the last two years or have an average yearly turnover of a minimum of 524000 GBP for the last two years.

Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set up or started trading.

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded contract, the types and levels of insurances indicated below:

Employer's (Compulsory) Liability Insurance - 5,000,000 GBP

Public Liability Insurance - 5,000,000 GBP

III.1.3) Technical and professional ability

List and brief description of selection criteria

Question 4C.1.2 - Bidders will be required to provide three examples of landscape maintenance services and also three examples of common close cleaning services that are similar to the requirements of Southside Housing Association and demonstrate that they have the relevant experience to deliver the services/supplies as described in part I.1.4 of the Find a Tender Service Contract Notice or the relevant section of the Site Notice.

Question 4C.4 - If bidders intend to use a supply chain to deliver the requirements detailed in the Contract Notice, they should confirm they have (or have access to) the relevant supply chain management and tracking systems to ensure a resilient and sustainable supply chain. This will include confirmation that they have the systems in place to pay subcontractors through the supply chain promptly and effectively, and provide evidence when requested of:

- a) their standard payment terms
- b) 95% of all supply chain invoices being paid on time (in accordance with the terms of contract) in the last financial year.

If the bidder is unable to confirm (b) they must provide an improvement plan, signed by their Director, which improves the payment performance.

Questions 4C8.1 and 4C8.2 - Bidders will be required to confirm their average annual manpower for the last three years. Bidders will be required to confirm their and the number of managerial staff for the last three years.

Question 4C.9 - Bidders will be required to demonstrate that they have (or have access to) the relevant tools, plant or technical equipment to deliver the types of requirements detailed in I.1.4 in the Find a Tender Service Contract Notice or the relevant section of the Site Notice

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Tender Document F 'Key Performance Indicators' attached to this Contract Notice.

Where performance falls below the minimum acceptable level during the Contract, the Contractor will be required to produce a Remedial

Plan for the approval of Southside Housing Association.

Failure to produce a Remedial Plan or implement an approved Remedial Plan will be deemed to be a breach of the Contract, which may

lead to the termination of the Contractor.

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

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

Date

9 March 2026

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

Tender must be valid until: 5 June 2026

IV.2.7) Conditions for opening of tenders

Date

9 March 2026

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: 2026 at the earliest if the optional 12 month extensions are not applied

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

SPD, Part IV Section C 'Technical and Professional Ability' will be scored on a pass or fail basis using the following scoring methodology;

0 - Unacceptable - Nil or inadequate response. Fails to demonstrate an ability to meet the requirement. A Tenderer which scores '0 – Unacceptable' against any question will be disqualified.

1 - Poor - Response is partially relevant and poor. The response addresses some elements of the requirement but contains insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

2 - Acceptable - Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details on how the requirement will be fulfilled in certain areas.

3 - Good - Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements will be fulfilled.

4 – Very Good - Response is largely relevant and very good. The response demonstrates a very good understanding of the requirements and provides adequate details on how the requirements will be fulfilled.

5 - Excellent - Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a thorough understanding of the requirement and provides details of how the requirement will be met in full.

A Tenderer will be required to achieve a minimum score of 2 against each Question within Part C, i.e. a score of 2 or greater shall represent a Pass whereas a score of 1 or lower will represent a Fail.

Southside Housing Association will disregard, and not evaluate the remainder of a Tenderers bid should the Tenderer fail to achieve the minimum score of 2 (a Pass) against any of the Questions included with Part C

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=822894.

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.

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:

Please refer Tender Document D 'Community Benefits'

(SC Ref:822894)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=822894

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court and Justice of the Peace Court

Glasgow

Country

United Kingdom