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Tender

Home ownership Shared Equity Administration and Aftersales

Scottish Government

F02: Contract notice

Notice identifier: 2023/S 000-014884

Procurement identifier (OCID): ocds-h6vhtk-03cf49

Published 25 May 2023, 11:07am

Section I: Contracting authority

I.1) Name and addresses

Scottish Government

4 Atlantic Quay, 70 York St

Glasgow

G2 8EA

Email

ross.cameron@gov.scot

Telephone

+44 1412420133

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.scotland.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA10482

I.3) Communication

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/web/login.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/web/login.html>

I.4) Type of the contracting authority

Ministry or any other national or federal authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Home ownership Shared Equity Administration and Aftersales

Reference number

Case/608314

II.1.2) Main CPV code

- 75123000 - Administrative housing services

II.1.3) Type of contract

Services

II.1.4) Short description

The Scottish Government has a requirement to place a contract with an external service provider for the provision of Home ownership Shared Equity Administration and Aftersales Services.

II.1.5) Estimated total value

Value excluding VAT: £4,400,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 75123000 - Administrative housing services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

The Scottish Government has a requirement to place a contract with an external service provider for the provision of Home ownership Shared Equity Administration and Aftersales Services.

This included the Government's Open Market Shared Equity scheme (OMSE). The scheme aims to help first time buyers and priority access groups on low to moderate incomes to purchase a property on the open market. It is a targeted scheme for affordable homes and people on low to moderate incomes.

Every home purchased with assistance from a Scottish Government shared equity scheme will require one or more after sales transactions to be completed over the time period Scottish Ministers hold an equity stake in a property which would include (list not exhaustive):

- Sale of a property
- Additional Secured Lending
- Addition/Removal of a person from title
- Permission for home improvement requiring planning permission
- Re-mortgage of property
- Purchase of some or all of Scottish Ministers equity stake (tranching up)

The after sales transactions which sit within this contract will be for the following schemes:

- First Home Fund
- Open Market Shared Equity Scheme
- Homestake
- The option to take on additional work for New Supply Shared Equity (NSSE) and NSSE with Developers where the responsible RSL do not wish to carry out after sales work for these schemes
- Help to Buy Aftersales will fold into this contract when the current contract ends in March 2024

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £4,400,000

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

The Purchaser may, by giving notice to the Service Provider, extend the period of the Contract to a date falling no later than 30 September 2031. Subject to that constraint, the Purchaser may extend the period of the Contract on more than one occasion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

This contract may also incorporate any Future Home Ownership Schemes which require administrative agents in place to deliver, an example of this may be the work that comes out of the Rural Highland and Islands Action Plan (RHIAP).

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.1.2) Economic and financial standing

List and brief description of selection criteria

SPD 4B.4 -

Bidders must demonstrate a Current Ratio of no less than 1.0 in each of the last two financial years. Current Ratio will be calculated as follows:

Total current assets divided by Total current liabilities.

There must be no qualification or contra-indication from any evidence provided in support of the bidders economic and financial standing.

SPD 4B.5 -

The bidder confirms they already have or can commit to obtain, prior to the commencement of the contract, the levels of insurance cover

indicated below:

Professional Risk Indemnity: in the sum of not less than 2 Million GBP.

Employer's (Compulsory) Liability: in accordance with any legal obligation for the time being in force but in any event in the sum of not

less than Five million pounds 5 Million GBP.

Public Liability: in the sum of not less than 2 Million GBP.

Such insurance must be maintained for the duration of the Contract and for a minimum of 5 years following the expiry or termination of the Contract.

III.1.3) Technical and professional ability

List and brief description of selection criteria

SPD 4C.1.2 Tenderers must provide an overview and 1 examples which demonstrate their experience in providing similar services.

SPD 4C.4 -

Bidders must provide a statement of the relevant supply chain management and/or tracking systems used.

SPD 4C.10 -

Bidders are required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.

III.2) Conditions related to the contract

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

28 June 2023

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

IV.2.7) Conditions for opening of tenders

Date

28 June 2023

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 24258.
For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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 within Schedule 1 (Specification) Section 13.

(SC Ref:733105)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court and Justice of the Peace Court

27 Chambers Street

Edinburgh

EH11LB

Country

United Kingdom

Internet address

www.scotcourts.gov.uk/the-courts/court-locations/edinburgh-sheriff-court-and-justice-of-the-peace-court