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Tender

## **PfH Scotland ESSH2 Framework**

Procurement for Housing Ltd (t/a PfH Scotland)

F02: Contract notice

Notice identifier: 2021/S 000-015169

Procurement identifier (OCID): ocds-h6vhtk-02aa91

Published 2 July 2021, 10:45am

The closing date and time has been changed to:

**27 August 2021, 12:00pm**

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**

James Lines

#### **Email**

[jlines@pfh.co.uk](mailto:jlines@pfh.co.uk)

**Telephone**

+44 1925282370

**Country**

United Kingdom

**NUTS code**

UKM - Scotland

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA18142](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA18142)

**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://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/>

**I.4) Type of the contracting authority**

Body governed by public law

## **I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

PfH Scotland EESSH2 Framework

Reference number

JLEESSH2021

#### **II.1.2) Main CPV code**

- 71314000 - Energy and related services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Procurement for Housing (PfH) Scotland is a national procurement consortium dedicated to the social housing sector and supported by the National Housing Federation (NHF), Chartered Institute of Housing (CIH) and HouseMark.

PfH Scotland is a contracting authority under Regulation 2 of the Public Contracts (Scotland) Regulations 2015 ("PCSR 2015") and a central purchasing body

under regulation 38 PCSR 2015. PfH Scotland are seeking to appoint suitably qualified and experienced organisations under a multi-lot Framework Agreement to provide public bodies with the opportunity to purchase Energy Efficiency Standard for Social Housing (EESH) Heating Services; identification, Service and Installation of heating measures and associated works.

#### **II.1.5) Estimated total value**

Value excluding VAT: £281,000,000

#### **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**

Lot 1a EPCs and Consultancy

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 71314300 - Energy-efficiency consultancy services
- 71314200 - Energy-management services
- 71315100 - Building-fabric consultancy services
- 71315200 - Building consultancy services
- 71315210 - Building services consultancy services
- 71315300 - Building surveying services
- 71600000 - Technical testing, analysis and consultancy services
- 71631000 - Technical inspection services
- 71241000 - Feasibility study, advisory service, analysis
- 90713000 - Environmental issues consultancy services
- 71621000 - Technical analysis or consultancy services

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

Lot 1A - This lot includes but is not limited to, Energy Performance Certificates, EESSH 2 Modelling, Feasibility Studies, Funding Consultancy, Energy Efficiency Consultancy and

associated services. It is PfH Scotland's intention to award places on the framework under this lot to five suppliers but we reserve the right to award a greater or fewer number of places depending on the bids received.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

#### **II.2.6) Estimated value**

Value excluding VAT: £5,000,000

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

Duration in months

48

This contract is subject to renewal

No

#### **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**

Lot 1b On Gas Servicing

Lot No

2

**II.2.2) Additional CPV code(s)**

- 44620000 - Central-heating radiators and boilers and parts
- 45232141 - Heating works
- 50720000 - Repair and maintenance services of central heating
- 50411200 - Repair and maintenance services of gas meters

**II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

**II.2.4) Description of the procurement**

Lot 1b - This lot includes but is not limited to heating works, heating servicing and maintenance of domestic and commercial heating works, domestic and commercial central heating systems and 1, 3 and 5 star gas servicing including annual servicing.

It is PfH Scotland's intention to award places on the framework under this lot to five suppliers but we reserve the right to award a greater or fewer number of places depending on the bids received.

**II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

**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**

Lot 1c Off Gas Servicing

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 44620000 - Central-heating radiators and boilers and parts
- 45232141 - Heating works
- 50720000 - Repair and maintenance services of central heating
- 50511000 - Repair and maintenance services of pumps
- 42533000 - Parts of heat pumps

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

Lot 1c includes but is not limited to the service repair and maintenance of central-heating radiators and boilers and parts, the service repair and maintenance of air source heat pumps, ground source heat pumps, LPG systems and appliances, biomass systems and appliances, solid thermal systems and appliances.

It is PfH Scotland's intention to award places on the framework under this lot to five suppliers but we reserve the right to award a greater or fewer number of places depending on the bids received.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

### **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**

Lot 1d Heating Installations

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45331000 - Heating, ventilation and air-conditioning installation work
- 45232141 - Heating works
- 45331110 - Boiler installation work



### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

Lot 1c Includes but is not limited to the installation of boilers and associated systems and products, the installation of heating services both domestic and commercial.

It is PfH Scotland's intention to award places on the framework under this lot to five suppliers but we reserve the right to award a greater or fewer number of places depending on the bids received.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

### **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**

Lot 1f Land and Environmental Surveys

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 71250000 - Architectural, engineering and surveying services
- 71251000 - Architectural and building-surveying services
- 71355000 - Surveying services
- 98342000 - Work environment services

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

Lot 1f Includes but is not limited to land and environmental surveys, architectural, engineering and surveys, building-surveys and associated services.

It is PfH Scotland's intention to award places on the framework under this lot to five suppliers but we reserve the right to award a greater or fewer number of places depending on the bids received.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

#### **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**

Lot 1g Metering and Billing

Lot No

7

#### **II.2.2) Additional CPV code(s)**

- 09123000 - Natural gas
- 71314000 - Energy and related services
- 09300000 - Electricity, heating, solar and nuclear energy
- 38410000 - Metering instruments
- 38421100 - Water meters
- 38550000 - Meters
- 38551000 - Energy meters
- 38552000 - Electronic meters
- 38554000 - Electricity meters
- 48444100 - Billing system

- 65500000 - Meter reading service

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

Lot 1g includes but is not limited to metering and billing and the associated products and services.

It is PfH Scotland's intention to award places on the framework under this lot to five suppliers but we reserve the right to award a greater or fewer number of places depending on the bids received.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

### **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**

Lot 2 Whole Property Retrofit

Lot No

8

### **II.2.2) Additional CPV code(s)**

- 71314200 - Energy-management services
- 71000000 - Architectural, construction, engineering and inspection services
- 71314300 - Energy-efficiency consultancy services
- 71315200 - Building consultancy services
- 45000000 - Construction work
- 09300000 - Electricity, heating, solar and nuclear energy
- 09332000 - Solar installation
- 38126200 - Solar radiation surface observing apparatus
- 45261215 - Solar panel roof-covering work
- 09331000 - Solar panels
- 09331100 - Solar collectors for heat production
- 42511110 - Heat pumps
- 42500000 - Cooling and ventilation equipment
- 39715200 - Heating equipment
- 44621200 - Boilers
- 50721000 - Commissioning of heating installations
- 44621210 - Water boilers
- 42160000 - Boiler installations
- 45320000 - Insulation work

- 45261410 - Roof insulation work
- 33961000 - Embalming cavity injectors
- 45321000 - Thermal insulation work
- 45300000 - Building installation work
- 45451000 - Decoration work
- 39715000 - Water heaters and heating for buildings; plumbing equipment
- 45331100 - Central-heating installation work
- 42533000 - Parts of heat pumps
- 44115800 - Building internal fittings
- 45262650 - Cladding works
- 44221000 - Windows, doors and related items
- 45440000 - Painting and glazing work
- 44621000 - Radiators and boilers

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

Lot 2 Includes but is not limited to roofing, flooring, external and internal insulation works, cladding and windows, glazing and doors replacement, internal and external decoration, external insulated render, installation of appliances and fittings, heating services insulations, installation of heating systems, installation of renewable energy heating services and systems, minor building work, solar installations, and associated retrofit works and services.

It is PfH Scotland's intention to award places on the framework under this lot to five suppliers but we reserve the right to award a greater or fewer number of places depending on the bids received.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

**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**

Lot 1e Renewables Installations

Lot No

5

**II.2.2) Additional CPV code(s)**

- 09323000 - District heating
- 09330000 - Solar energy
- 45261215 - Solar panel roof-covering work
- 45232141 - Heating works
- 50721000 - Commissioning of heating installations

- 09300000 - Electricity, heating, solar and nuclear energy
- 09332000 - Solar installation
- 09331200 - Solar photovoltaic modules
- 38126200 - Solar radiation surface observing apparatus
- 42511110 - Heat pumps
- 42500000 - Cooling and ventilation equipment
- 42510000 - Heat-exchange units, air-conditioning and refrigerating equipment, and filtering machinery
- 39715200 - Heating equipment

### **II.2.3) Place of performance**

NUTS codes

- UKM - Scotland

### **II.2.4) Description of the procurement**

Lot 3d Includes but is not limited to, the installation, of solar pv, ground source heat pumps, air source heat pumps, district heating, electricity storage systems and all associated works.

It is PfH Scotland's intention to award places on the framework under this lot to five suppliers but we reserve the right to award a greater or fewer number of places depending on the bids received.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No



**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

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## **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

All Requirements are states in the procurement documents.

For Lot 1a - Tenderers staff shall be appropriately qualified and must be registered with Elmhurst or can commit to registration with Elmhurst within 3 months of the Contract Award Notice.

Lot 1b - Tenderers should hold Gas Safe certification or equivalent accreditation either directly or within the supply chain.

Lot 1c - Tenderers should hold Select, NICEIC certification or equivalent accreditation either directly or within the supply chain.

Lot 1d - Tenderers should hold Gas Safe certification or equivalent accreditation either directly or within the supply chain.

Lot 1e - Tenderers Should hold BPEC certification or equivalent accreditation either directly or within the supply chain

Lot 2 - Tenderers Should hold PAS 20 35 accredited assessors employed directly or within the supply chain. Tenders should also hold, Gas Safe, Select or equivalent accreditation either directly or within the supply chain.

Bidders are required to confirm at 4A.1 of the SPD that they hold the required accreditations.

#### **III.1.2) Economic and financial standing**

List and brief description of selection criteria

Organisations are required to have minimum annual turnover in the last financial year for Lots 1a, 1f and 1g of 250,000.00 GBP pounds, Lots 1b, 1c, 1d, 1e 1,000,000.00 pounds GBP and Lot 2 2,500,000.00 GBP and must be able to provide audited accounts for the last two years if requested. Additionally organisations are required to have an Experian score greater than 50 or can demonstrate to the satisfaction of PfH Scotland that its financial position is sufficiently robust to merit a place on the framework. PfH Scotland will obtain an independent third-party risk report from Experian using the company registration

number supplied by the bidder. Any bidder who does not meet the minimum threshold of 50 out of 100 (Average Risk) will be subject to further investigation. This may entail a review of recent accounts and PfH Scotland reserves the right to request additional information to satisfy itself that the organisation is financially secure. PfH Scotland reserves the right to reject a bidder where it has doubts over the financial position of an organisation. It is the bidders responsibility to ensure that all information held by Experian is accurate when submitting the tender.

Minimum level(s) of standards possibly required

Bidders are required to hold a minimum (or commit to holding) a minimum of five (5) million pounds GBP Employers Liability Insurance and a minimum of five (5) million pounds GBP of Public Liability Insurance. For Lots 1a, 1f and 2 only Professional indemnity insurance of at least two (2) million pounds GBP must held (or commit to hold).

### **III.1.3) Technical and professional ability**

List and brief description of selection criteria

Bidders are required to be able to supply at least three contract examples for each lot they are bidding for. Such examples must be within the last three years (five for works contracts) and must provide sufficient detail to enable PfH to be able to identify and assess the relevance of the contract examples to the services required under the framework agreement. Bidders should use question 4C.1 and 4C.1.2 to respond to the requirement. Bidders that are unable to provide three relevant and appropriate examples demonstrating sufficient experience (or provide a justification why they are unable to do so) will be excluded from the procurement process

## **III.2) Conditions related to the contract**

### **III.2.2) Contract performance conditions**

As Part of their tender submission bidders will be required to state the social, economic and environmental benefits they will deliver as part of the framework contracts

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## **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

Envisaged maximum number of participants to the framework agreement: 30

#### **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: [2021/S 000-008992](#)

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

Originally published as:

Date

16 August 2021

Local time

5:00pm

Changed to:

Date

27 August 2021

Local time

12:00pm

See the [change notice](#).

**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

16 August 2021

Local time

5:00pm

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**Section VI. Complementary information**

**VI.1) Information about recurrence**

This is a recurrent procurement: No

**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**

1) Bidders may be excluded if they are in any of the situations referred to in Reg.58 of the PCSR 2015.

2) If required by the member state, bidders must be enrolled in the relevant professional or trade registers of their country.

- 3) Bidders must state the amount of the contract they expect to subcontract.
- 4) Quality assurance. Bidders are required to hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 or can demonstrate that they have robust equivalent quality standards in accordance with Document 2 of this tender.
- 5) Health and Safety. Bidders are required to hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with ISO 45001 or has within the last 12 months met the assessment requirements of a construction related scheme in registered membership of the safety schemes in procurement (SSIP) or; can demonstrate that they have robust equivalent health and safety standards in accordance with Document 2 of this tender.
- 6) Environmental. Bidders are required to hold a UKAS (or equivalent) accredited independent third-party certificate of compliance with ISO 14001 or can demonstrate it has robust equivalent environmental standards in accordance with Document 2 of this tender.

This Framework may be used by any contracting authority listed in or referred to in the FTS / PCS Notice. This includes: All current members of PfH at the time of the FTS / PCS notice for this procurement; Any registered provider of social housing (or Welsh registered social landlord ,or Scottish registered social registered social landlord) that becomes a member of PfH during the period of the Framework Agreement; Any public authority (as defined in the Freedom of Information Act 2000 for public authorities in England, Wales, Northern Ireland and 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 PfH at any time during the period of the Framework Agreement; Any local authority (as defined in the Local Government Act 1972 for public authorities in England and Wales or as defined in the Local Government (Scotland) Act 1973 for Scottish local authorities or as defined in the Local Government Act (Northern Ireland) 1972 for local authorities in Northern Ireland) that becomes a member of PfH at any time during the period of the Framework Agreement; Any housing Arm's Length Management Organisation (ALMO) that becomes a member of PfH during the period of the Framework Agreement; Any wholly owned subsidiaries of any of the above Organisations And any other contracting authority listed on the following page of the PfH website

<http://procurementforhousing.co.uk/permmissible-users/> at the time of the FTS / PCS notice for this procurement.

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=659204](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=659204).

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](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.

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:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

PfH Scotland members may include community benefit clauses to contracts called off from this framework agreement.

(SC Ref:659204)

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

Court of Session

Parliament House, Parliament Square

Edinburgh

EH11RQ

Telephone

+44 1312252595

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/the-courts/court-locations/court-of-session>

