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Tender

Void Repair and Maintenance Framework 2023-2025

Langstane Housing Association Ltd

F02: Contract notice

Notice identifier: 2023/S 000-018673

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

Published 30 June 2023, 12:57pm

The closing date and time has been changed to:

15 August 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Langstane Housing Association Ltd

680 King Street

ABERDEEN

AB24 1SL

Email

procurement@langstane-ha.co.uk

Telephone

+44 1224423000

Country

United Kingdom

NUTS code

UKM50 - Aberdeen City and Aberdeenshire

Internet address(es)

Main address

<http://www.langstane-ha.co.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA14482

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

Other type

Housing Association

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Void Repair and Maintenance Framework 2023-2025

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Langstane Housing Association is seeking multi-trades contractors for Lot 1(Aberdeen), Lot 2 (Aberdeenshire) and Lot 3 (Moray) to provide repairs and maintenance services to approximately 450 void properties per year. This is a 2 year contract with 2 optional extensions of one year.

II.1.5) Estimated total value

Value excluding VAT: £1,500,000

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

Void repair and maintenance framework 2023-2025 (Aberdeen)

Lot No

1

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeen City. See stock list for breakdown of areas

II.2.4) Description of the procurement

The Association wishes to contract with a multi-trades contractor for the Aberdeen area. The contractor will carry out repairs and maintenance on void properties. The value of works over the past 3 years has averaged 255 GBP per

year (although note that this level of work is not guaranteed)

II.2.5) Award criteria

Quality criterion - Name: quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £300,000

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

Start date

1 November 2023

End date

31 October 2025

This contract is subject to renewal

Yes

Description of renewals

Two optional extensions of one year depending on performance

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

Void repair and maintenance framework 2023-2025 (Aberdeenshire)

Lot No

2

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeenshire (North, South and West). See stock list for breakdown)

II.2.4) Description of the procurement

The Association wishes to contract with a multi-trades contractor for the Aberdeenshire area. The contractor will carry out repairs and maintenance on void properties. The value of works over the past 3 years has averaged 140 GBP per year (although note that this level of work is not guaranteed).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Price / Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £200,000

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

Start date

1 November 2023

End date

31 October 2025

This contract is subject to renewal

Yes

Description of renewals

Optional two extensions of one year subject to performance.

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

Void repair and maintenance framework 2023-2025 (Lot 3 Moray)

Lot No

3

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

Main site or place of performance

Moray - see stock list for breakdown of addresses areas.

II.2.4) Description of the procurement

The Association wishes to contract with a multi-trades contractor for the Moray area. The contractor will carry out repairs and maintenance on void properties.

The value of works over the past 3 years has averaged 100 GBP per year (although note that this level of work is not guaranteed).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Cost criterion - Name: Cost / Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £120,000

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

Start date

1 November 2023

End date

31 October 2025

This contract is subject to renewal

Yes

Description of renewals

Two optional extensions of one year

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

Membership (e.g. NICEIC, SELECT or an equivalent organisation

Gas Safe registered.

Membership of an SSIP accredited scheme e.g. CHAS or Constructionline

III.1.2) Economic and financial standing

List and brief description of selection criteria

Average annual turnover over the last 3 years must be at least:

Lot 1: 850k GBP

Lot 2: 450k GBP

Lot 3: 150k GBP

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

See attached KPI included in ITT

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

Envisaged maximum number of participants to the framework agreement: 6

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

Originally published as:

Date

4 August 2023

Local time

12:00pm

Changed to:

Date

15 August 2023

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

7 August 2023

Local time

12:00pm

Place

King Street, Aberdeen

Information about authorised persons and opening procedure

Property Manager and another

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: August 2025

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

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=660310.

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.

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:

Community Benefits will be discussed and agreed with the successful contractor(s) during contract mobilisation and over the course of the contract.

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=737242.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

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(SC Ref:737242)

VI.4) Procedures for review

VI.4.1) Review body

Langstane Housing Association

680 King Street

Aberdeen

AB24 1SL

Email

procurement@langstane-ha.co.uk

Country

United Kingdom

Internet address

www.langstane-ha.co.uk

VI.4.4) Service from which information about the review procedure may be obtained

Sheriff Court

Castle Street

Aberdeen

Country

United Kingdom