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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](mailto: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](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

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## **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

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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

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

Gas Safe registered.

Membership of anSSIP 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

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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: 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

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## **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](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](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](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 [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.

(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](mailto:procurement@langstane-ha.co.uk)

Country

United Kingdom

Internet address

[www.langstane-ha.co.uk](http://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