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Tender

## **Common Area / Stairwell Cleaning Term Contract**

Langstane Housing Association Ltd

F02: Contract notice

Notice identifier: 2024/S 000-024329

Procurement identifier (OCID): ocds-h6vhtk-04873b

Published 2 August 2024, 2:42pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Langstane Housing Association Ltd

680 King Street

ABERDEEN

AB24 1SL

#### **Contact**

Martin Toward

#### **Email**

[martin.toward@langstane-ha.co.uk](mailto:martin.toward@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.3) Communication**

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

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.publiccontractsscotland.gov.uk](http://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**

Common Area / Stairwell Cleaning Term Contract

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

- 90911000 - Accommodation, building and window cleaning services

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

Services

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

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. LHA is seeking to procure the services of a suitably qualified and experienced contractor who can clearly demonstrate an excellent track record in the provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 2 years, with 2 optional 1-year extensions.

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

Value excluding VAT: £780,000

#### **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**

Aberdeenshire

Lot No

1

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

- 90911000 - Accommodation, building and window cleaning services

**II.2.3) Place of performance**

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeenshire

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

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. LHA is seeking to procure the services of a suitably qualified and experienced contractor who can clearly demonstrate an excellent track record in the provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 2 years, with 2 optional 1-year extensions.

**II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 1 year optional extensions

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: Yes

Description of options

There may be related and/or relevant services required from time to time which will be negotiated with the service provider.

### **II.2.12) Information about electronic catalogues**

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

### **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**

Community Benefits are required to be delivered

## **II.2) Description**

### **II.2.1) Title**

Aberdeen City

Lot No

2

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

- 90911000 - Accommodation, building and window cleaning services

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

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

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

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. LHA is seeking to procure the services of a suitably qualified and experienced contractor who can clearly demonstrate an excellent track record in the provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 2 years, with 2 optional 1-year extensions.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 x 1 year extensions

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: Yes

Description of options

Additional related services may be added.

### **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**

Community benefits are required.

## **II.2) Description**

### **II.2.1) Title**

Moray

Lot No

3

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

- 90911000 - Accommodation, building and window cleaning services

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

NUTS codes

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

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

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. LHA is seeking to procure the services of a suitably qualified and experienced contractor who can clearly demonstrate an excellent track record in the provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 2 years, with 2 optional 1-year extensions.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 1-year optional extensions

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: Yes

Description of options

Relevant services may be added over the life of the contract.

**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**

Community benefits are required.

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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

Must be a member of accredited Health & Safety accreditation e.g. SSIP accredited - SafeContractor, CHAS or Constructionline

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

List and brief description of selection criteria

Minimum Turnover

Financial ratios

Minimum level(s) of standards possibly required

Minimum Turnover per annum in each of the last 3 years. Lot 1 GBP111,000 Lot 2 GBP282,000 Lot 3 GBP72,000

In the last 3 years of accounts, Current Assets/ Current Liabilities needs to be 1.0 or more

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

List and brief description of selection criteria

Evidence of relevant past experience and high quality performance

Minimum level(s) of standards possibly required

Bidders must be able to provide 2 examples of having provided similar services within the last 3 years which includes evidence of high quality performance and user satisfaction.

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

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

The contract is subject to Key Performance Indicators regarding meeting the schedule of work, quality of work, tenant satisfaction, relationship with the Association, administration and health & safety.

### **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.1.8) 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

16 September 2024

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: 31 March 2025

#### **IV.2.7) Conditions for opening of tenders**

Date

16 September 2024

Local time

12:00pm

Place

Aberdeen

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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: 2028

### **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**

Bidders must carry out a full site audit prior to bidding. This is mandatory. Any bidders who have not done so will automatically be excluded. The deadline for requesting a site visit is 23rd August 2024.

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=774188](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=774188).

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:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

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

The successful bidder will discuss and agree with the Association proportionate community benefits which will be contractually binding.

(SC Ref:774188)

Download the ESPD document here:

[https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=774188](https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=774188)

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

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

Aberdeen Sheriff Court

Aberdeen

Country

United Kingdom