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Tender

Temporary Homeless Accommodation 2022

The Highland Council

F02: Contract notice

Notice identifier: 2022/S 000-026166

Procurement identifier (OCID): ocids-h6vhtk-036967

Published 20 September 2022, 9:42am

Section I: Contracting authority

I.1) Name and addresses

The Highland Council

Council Headquarters, Glenurquhart Road

Inverness

IV3 5NX

Email

gordon.duncan@highland.gov.uk

Telephone

+44 1463702670

Country

United Kingdom

NUTS code

UKM6 - Highlands and Islands

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00045

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

www.publictendersscotland.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.publictendersscotland.publiccontractsscotland.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Temporary Homeless Accommodation 2022

Reference number

HC/FTA/THA/2022

II.1.2) Main CPV code

- 98341000 - Accommodation services

II.1.3) Type of contract

Services

II.1.4) Short description

The Highland Council's Housing service is required to set up a Framework Agreement of various temporary accommodation providers and HMOs (House of Multiple Occupation).

II.1.5) Estimated total value

Value excluding VAT: £3,000,000

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

Inverness

Lot No

1

II.2.2) Additional CPV code(s)

- 45212400 - Accommodation and restaurant buildings
- 55110000 - Hotel accommodation services
- 55200000 - Camping sites and other non-hotel accommodation
- 55250000 - Letting services of short-stay furnished accommodation
- 85311000 - Social work services with accommodation
- 98341100 - Accommodation management services

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Inverness

II.2.4) Description of the procurement

The Housing (Scotland) Act 2001 amended the Housing (Scotland) Act 1987 requiring local authorities to provide temporary accommodation to all homeless applicants whilst their applications are being assessed.

In order to meet these statutory duties, The Highland Council's Housing service is intending to set up a Framework Agreement of various temporary accommodation providers and HMOs (House of Multiple Occupation).

It is the Council's intention is that homeless applicants will be temporarily housed within the Council's own housing stock but where this is not available, accommodation shall be called off of the Framework Agreement.

The Framework will take the form of five (5) separate lots by geographical location. The Lots are identified below:

- i) Inverness
- ii) Ross-shire
- iii) Lochaber (Fort William Area)

iv) Nairn

v) Skye & Lochalsh

The Council cannot guarantee an expected level of expenditure. Please refer to the Statement of Requirements located in the Attachments section of PCS-T for more information.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Price - Weighting: 70

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 potential periods of up to 12 months

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

Ross-shire

Lot No

2

II.2.2) Additional CPV code(s)

- 55110000 - Hotel accommodation services
- 55200000 - Camping sites and other non-hotel accommodation
- 55250000 - Letting services of short-stay furnished accommodation
- 85311000 - Social work services with accommodation
- 98341100 - Accommodation management services
- 45212400 - Accommodation and restaurant buildings

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Ross-Shire

II.2.4) Description of the procurement

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Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

2 periods of up to 12 months

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

Lochaber (Fort William Area)

Lot No

3

II.2.2) Additional CPV code(s)

- 55110000 - Hotel accommodation services
- 55200000 - Camping sites and other non-hotel accommodation
- 55250000 - Letting services of short-stay furnished accommodation
- 85311000 - Social work services with accommodation
- 45212400 - Accommodation and restaurant buildings
- 98341100 - Accommodation management services

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Lochaber (Fort William Area)

II.2.4) Description of the procurement

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II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Price - Weighting: 70

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 periods of up to 12 monmths

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

Skye & Lochalsh

Lot No

5

II.2.2) Additional CPV code(s)

- 55110000 - Hotel accommodation services
- 55200000 - Camping sites and other non-hotel accommodation
- 55250000 - Letting services of short-stay furnished accommodation
- 85311000 - Social work services with accommodation
- 45212400 - Accommodation and restaurant buildings
- 98341100 - Accommodation management services

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Skye & Lochalsh

II.2.4) Description of the procurement

The Housing (Scotland) Act 2001 amended the Housing (Scotland) Act 1987 requiring local authorities to provide temporary accommodation to all homeless applicants whilst their applications are being assessed.

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II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Price - Weighting: 70

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 periods of up to 12 months

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

Nairn

Lot No

4

II.2.2) Additional CPV code(s)

- 55110000 - Hotel accommodation services
- 55200000 - Camping sites and other non-hotel accommodation
- 55250000 - Letting services of short-stay furnished accommodation
- 85311000 - Social work services with accommodation
- 45212400 - Accommodation and restaurant buildings
- 98341100 - Accommodation management services

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Nairn

II.2.4) Description of the procurement

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Description of renewals

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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

Accommodation providers must have Landlord registration

HMO accommodation providers must have an HMO licence

III.1.2) Economic and financial standing

List and brief description of selection criteria

Tenderers must hold the following Insurance:

Employers Liability of GBP5m

Public Liability Insurance of GBP5m

The Council shall use an independent credit scoring organisation such as CreditSafe, to conduct appropriate financial probity checks.

Minimum level(s) of standards possibly required

Insurance:

Employers Liability of GBP5m

Public Liability Insurance of GBP5m

If the Credit report of any Tenderer contains a risk rating between Very High Risk – Moderate Risk, they shall be given an opportunity to provide additional information which shall be taken into account during the Council's assessment. Where it is considered that the additional supporting information does not provide evidence to the satisfaction of the Council that risk is mitigated, the tenderer may be awarded a mark of fail and subsequently disqualified.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Tenderers must provide 2 relevant examples of equivalent or similar services carried out in the past three years

Minimum level(s) of standards possibly required

2 relevant examples within 3 years

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

In the case of framework agreements, provide justification for any duration exceeding 4 years:

n/a

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

20 October 2022

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

IV.2.7) Conditions for opening of tenders

Date

20 October 2022

Local time

12:00pm

Place

On-line PCS-T portal

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 22352.
For more information see:

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

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:

Fair Work Practices

Qualifying the Workforce

Work Experience Placements

Any other innovative programme that your organisation considers as delivering benefits to the community

(SC Ref:702584)

VI.4) Procedures for review

VI.4.1) Review body

Local Sheriff Court in each region relevant to the Council

Local Sheriff Court in each region relevant to the Council

Country

United Kingdom