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Contract

Planned & Responsive Work Framework - Northern Scotland

Places for People Group Limited

F03: Contract award notice

Notice identifier: 2023/S 000-029449

Procurement identifier (OCID): ocds-h6vhtk-03df4f

Published 5 October 2023, 4:49pm

Section I: Contracting authority

I.1) Name and addresses

Places for People Group Limited

4 The Pavilions

Preston

PR2 2YB

Contact

Craig Ainscow

Email

purchasing@placesforpeople.co.uk

Telephone

+44 1772897314

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<https://placesforpeoplescotland.co.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA11422

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Planned & Responsive Work Framework - Northern Scotland

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Contractors are invited to apply for up to two regional lots across Scotland for construction works and services as defined by the NUTS and

CPV. Projects for other regional frameworks in England will be advertised separately.

The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable

housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term)

to provide such services.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.2) Description

II.2.1) Title

Sub-region 1

Lot No

1

II.2.2) Additional CPV code(s)

- 45320000 - Insulation work

II.2.3) Place of performance

NUTS codes

- UKM5 - North Eastern Scotland
- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 231 properties in the AB postcode regions and Aberdeen/Aberdeenshire (with further dwellings being added during the term).

The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services.

PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock.

There are currently 3 different categories for the stock included within the framework:

a) "Core" stock

PFP's "Core" stock is that which can be serviced by the Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP's affordable housing stock.

Core stock may change over time as Places Management's team changes.

For PFP's Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

b) "Non-Core" stock

PFP's "Non-Core" stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP's overall affordable housing stock.

Non-Core stock may change over time as Places Management's team changes.

For PFP's Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be

included within this framework.

In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions.

c)Third Party owned stock

PFP's Third Party owned stock is any housing stock forming part of the framework which is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP's contractual commitments change.

II.2.5) Award criteria

Price

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

Sub region 2

Lot No

2

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands
- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

II.2.4) Description of the procurement

Places for People (Places Management) are seeking three contractors to deliver planned and responsive works to 13 properties in the IV postcode regions and Highland and Moray areas (with further dwellings being added during the term).

The Planned & Responsive Works framework is intended to provide planned and responsive services across Places for People's affordable housing stock, and to any third party organisations to whom PFP has an agreement (or may enter into such an agreement during the term) to provide such services.

PFP has its own in-house Repairs and Landscaping team, Places Management. Places Management are resourced to provide the required services in most, but not all, locations where PFP has affordable housing stock.

There are currently 3 different categories for the stock included within the framework:

a) "Core" stock

PFP's "Core" stock is that which can be serviced by the Places Management team within a 30 minute travel time of the base location. This forms the majority of PFP's affordable housing stock.

Core stock may change over time as Places Management's team changes.

For PFP's Core stock, the framework is intended to provide support where Places Management does not have the required resource to undertake the works. This includes standard trades – i.e. those under the NHF Schedule of Rates for Responsive and Void Works. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

b)“Non-Core” stock

PFP’s “Non-Core” stock is that which falls outside the 30 minute travel time for the Places Management team. This forms a small proportion of PFP’s overall affordable housing stock.

Non-Core stock may change over time as Places Management’s team changes.

For PFP’s Non-Core stock, the framework is intended to provide all resource required to operate the responsive repairs and voids service for the standard trades. Ad-hoc planned works (i.e. works which falls outside our major works planned investment programme) may be included within this framework.

In time, costs for Non-Core stock are likely to be on a cost per property basis. However, for the purposes of this tender, costs are to be on the basis of the pricing instructions.

c)Third Party owned stock

PFP’s Third Party owned stock is any housing stock forming part of the framework which is not affordable housing owned by PFP. At the current time, that includes housing stock owned by just one third party organisation, but this may change over time as PFP’s contractual commitments change.

II.2.5) Award criteria

Price

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 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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-019269](#)

Section V. Award of contract

Contract No

N/a

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section V. Award of contract

Contract No

N/a

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.3) Additional information

Under the Public Services (Social Value) Act 2012 the contracting authority must consider:

(a) How what is proposed to be procured might improve the economic, social and environmental well-being of the area where it exercises its functions; and

(b) How, in conducting the process of procurement, it might act with a view to securing that improvement.

Accordingly, the subject matter of the framework agreement has been scoped to take into account the priorities of the contracting authority relating to economic, social and environmental well-being. These priorities are described in the procurement documents.

(SC Ref:746777)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court and Justice of the Peace Court

27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom