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Tender

## **Linstone Housing - Two Year Responsive Repairs and Void Property Works Contract 2022-2024**

Linstone Housing

F02: Contract notice

Notice identifier: 2021/S 000-030865

Procurement identifier (OCID): ocids-h6vhtk-030008

Published 10 December 2021, 4:55pm

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

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

Linstone Housing

17 Bridge Street

Linwood

PA3 3DB

#### **Contact**

Frank Boyle

#### **Email**

[fboyle@linstone.co.uk](mailto:fboyle@linstone.co.uk)

#### **Telephone**

+44 1505384103

#### **Country**

United Kingdom

**NUTS code**

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

**Internet address(es)**

Main address

<http://www.linstone.co.uk>

**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 another address:

A.D.A Construction Consultants Ltd

Pavilion 3, St James Business Park, Linwood Road

Paisley

PA3 3BB

**Contact**

Alan Shanks

**Email**

[alan.shanks@ada-cc.co.uk](mailto:alan.shanks@ada-cc.co.uk)

**Telephone**

+44 1418160184

**Country**

United Kingdom

**NUTS code**

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

**Internet address(es)**

Main address

[www.ada-cc.co.uk](http://www.ada-cc.co.uk)

Tenders or requests to participate must be submitted electronically via

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

**I.4) Type of the contracting authority**

Other type

Registered Social Landlord

**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

Linstone Housing - Two Year Responsive Repairs and Void Property Works Contract 2022-2024

#### II.1.2) Main CPV code

- 50700000 - Repair and maintenance services of building installations

#### II.1.3) Type of contract

Services

#### II.1.4) Short description

Linstone Housing are seeking to establish a Contract for the provision of Responsive Repair and Voids Property Works Maintenance services with a suitably experienced and qualified Service Provider. It is envisaged that the Contract will commence not later than Friday 1st April 2022 and will operate for a maximum of two years (with the option of annual 12 month extensions up to a maximum of a further three years) and will be delivered throughout Renfrewshire. The estimated value of the Two Year Contract is 1200000 GBP and the estimated annual value of each 12 month optional extension is 600000 GBP. The total estimated value for the potential five year length of the contract is 3000000 GBP (inclusive of the three twelve month optional extensions).

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#### II.1.5) Estimated total value

Value excluding VAT: £3,000,000

#### II.1.6) Information about lots

This contract is divided into lots: No

### II.2) Description

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

- 50700000 - Repair and maintenance services of building installations

- 50711000 - Repair and maintenance services of electrical building installations
- 50712000 - Repair and maintenance services of mechanical building installations
- 50720000 - Repair and maintenance services of central heating

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

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance

Linwood, Johnstone and Paisley, Renfrewshire

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

Linstone Housing are seeking to establish a Contract for the provision of Responsive Repair and Voids Property Works Maintenance services with a suitably experienced and qualified Service Provider. The Contract is intended to commence not later than Friday 1 April 2022 and will operate for a maximum of two years (with the option of twelve month annual extensions up to a further three years), subject to satisfactory performance of the successful Bidder which will be measured through the Key Performance Indicators. The Contract will primarily be delivered in Linwood, Johnstone and Paisley, Renfrewshire. The anticipated Contract Value is approximately 600000 GBP per annum (excluding VAT) based on the total anticipated value of Linstone Housing's responsive repairs, void works, and other services included in the Contract.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **II.2.6) Estimated value**

Value excluding VAT: £3,000,000

### **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

May take up option of twelve month extensions up to a maximum of three further years (2022-2025) at an estimated value 600000 GBP (excluding VAT) per annum.

#### **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.2.14) Additional information**

Economic Operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

SPD (Scotland) v1.2 Question 2D.1.2- Bidders must provide a separate SPD response (Sections A and B of this Part and Part III) for each subcontractor.

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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

Please refer to these statements when completing Section 4A of the SPD Scotland.

4A.1 - If required by the member state, bidders are required to be enrolled in the relevant professional or trade registers within the country

in which they are established.

4A.2 - Where it is required, within a bidder's country of establishment they must confirm which authorisation or memberships of the relevant organisation(s) are required in order to perform this service. Bidders must confirm if they hold the particular authorisation or memberships.

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

List and brief description of selection criteria

Please refer to these statements when completing Section 4B of the SPD (Scotland).

Question 4B.1.1 - Bidders will be required to have a minimum 'general' yearly turnover of 831734 GBP for the last two years.

Question 4B.1.2 - Bidders will be required to have an average yearly turnover of a minimum of 831734 GBP for the last two years.

Question 4B.3 - Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set up or started trading.

Questions 4B.5.1 and 4B.5.2 - It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded contract, the types and levels of insurances indicated below:

Employer's (Compulsory) Liability Insurance - 10,000,000 GBP Public Liability Insurance - 10,000,000 GBP Contractors All Risk Insurance - 1,000,000 GBP

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

List and brief description of selection criteria

4C.1.2 - Bidders will be required to provide two examples that demonstrate that they have the relevant experience to deliver the services/supplies as described in part II.2.4 of the Find a Tender Service Contract Notice or the relevant section of the Site Notice.

4C.8.1 - Bidders will be required to confirm their average annual manpower for the last three years.

4C.8.2 - Bidders will be required to confirm their and the number of managerial staff for the last three years.

4C.9 - Bidders will be required to demonstrate that they have (or have access to) the relevant tools, plant or technical equipment to deliver the types of requirements detailed in

II.2.4 in the Find a Tender Service Contract Notice or the relevant section of the Site Notice.

4C.10 - Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract. Minimum level(s) of standards required:

SPD Scotland, Part C Technical and Professional Ability - Bidders responses to Part C of the SPD will be limited to a maximum of fifteen A4 single sided pages, excluding any certification that a Bidder submits in support of their response, which must be completed in English using Arial 11 font

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

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

The performance of the successful Bidder will be monitored through the Key Performance Indicators described within Tender Document F

'Responsive v7.2 Volume 1(e) KPI Framework' attached to this Contract Notice. Where performance falls below the minimum acceptable

level during the Contract, the successful Bidder will be required to produce a Remedial Plan for the approval of Linstone Housing.

Failure to produce a Remedial Plan or implement an approved Remedial Plan will be deemed to be a breach of the Contract, which may lead to the termination of the successful Bidder's Contract.

#### **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

24 January 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: 6 (from the date stated for receipt of tender)

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

Date

24 January 2022

Local time

12:00pm

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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: 2023 at the earliest

## **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**

SPD (Scotland) v1.2, Part IV Section C 'Technical and Professional Ability' will be scored on a pass or fail basis using the following scoring methodology;

0 - Unacceptable - Nil or inadequate response. Fails to demonstrate an ability to meet the requirement. A Tenderer which scores '0 – Unacceptable' against any question will be disqualified.

1 - Poor - Response is partially relevant and poor. The response addresses some elements of the requirement but contains insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

2 - Acceptable - Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details on how the requirement will be fulfilled in certain areas.

3 - Good - Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements will be fulfilled.

4 – Very Good - Response is largely relevant and very good. The response demonstrates a very good understanding of the requirements and provides adequate details on how the requirements will be fulfilled.

5 - Excellent - Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a thorough understanding of the requirement and provides details of how the requirement will be met in full.

A Tenderer will be required to achieve a minimum score of 2 against each Question within Part C, i.e. a score of 2 or greater shall represent a Pass whereas a score of 1 or lower

will represent a Fail. Linstone Housing will disregard, and not evaluate the remainder of a Tenderers bid should the Tenderer fail to achieve the minimum score of 2 (a Pass) against any of the Questions included with Part C.

Part D - Quality Assurance Schemes and Environmental Management Standards. Please refer to Tender Document Q 'Standardised Statements' when completing Part IV Section D 'Quality assurance schemes and environmental management standards'

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=676889](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=676889).

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.

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:

A summary of the expected community benefits has been provided within Tender Document N attached to the Contract Notice.

(SC Ref:676889)

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

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

Paisley Sheriff Court and Justice of the Peace Court

Paisley

Country

United Kingdom