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Contract

Irvine Housing Association Repairs and Maintenance Contract

Irvine Housing Association

F03: Contract award notice

Notice identifier: 2021/S 000-031213

Procurement identifier (OCID): ocds-h6vhtk-02b1d2

Published 15 December 2021, 11:01am

Section I: Contracting authority

I.1) Name and addresses

Irvine Housing Association

44-46 Bank Street

Irvine, Ayrshire

KA12 0LP

Email

Procurement@riverside.org.uk

Country

United Kingdom

NUTS code

UKM9 - Southern Scotland

Internet address(es)

Main address

<https://www.irvineha.co.uk>

Buyer's address

<https://riversource.wax-live.com/S2C/>

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

Irvine Housing Association Repairs and Maintenance Contract

Reference number

1066

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Irvine Housing Association is seeking expressions of interest from suitably qualified and

experienced service providers for the delivery of responsive repairs, void property works and aids and adaptations works to its c. 2,300 properties under a TPC 2005 (as amended). The contract will be awarded to a single service provider and run for an initial period of 10 years with the option to extend it by up to five years to a total Contract Term of 15 years. The contract will have provision to include additional workstreams over the Contract Term, including (but not limited to) kitchen and bathroom, window and door, adaptations, electrical and fencing works.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £21,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45211100 - Construction work for houses
- 45211310 - Bathrooms construction work
- 45260000 - Roof works and other special trade construction works
- 45261000 - Erection and related works of roof frames and coverings
- 45261100 - Roof-framing work
- 45261200 - Roof-covering and roof-painting work
- 45261210 - Roof-covering work
- 45261211 - Roof-tiling work
- 45261212 - Roof-slating work
- 45261213 - Metal roof-covering work
- 45261214 - Bituminous roof-covering work

- 45261215 - Solar panel roof-covering work
- 45261220 - Roof-painting and other coating work
- 45261221 - Roof-painting work
- 45261410 - Roof insulation work
- 45261420 - Waterproofing work
- 45261900 - Roof repair and maintenance work
- 45261910 - Roof repair
- 45261920 - Roof maintenance work
- 45262640 - Environmental improvement works
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45320000 - Insulation work
- 45330000 - Plumbing and sanitary works
- 45343000 - Fire-prevention installation works
- 45343100 - Fireproofing work
- 45421100 - Installation of doors and windows and related components
- 45421151 - Installation of fitted kitchens
- 45451000 - Decoration work
- 50000000 - Repair and maintenance services
- 50116100 - Electrical-system repair services
- 50700000 - Repair and maintenance services of building installations

- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 50711000 - Repair and maintenance services of electrical building installations
- 51100000 - Installation services of electrical and mechanical equipment
- 45420000 - Joinery and carpentry installation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45262660 - Asbestos-removal work
- 90650000 - Asbestos removal services

II.2.3) Place of performance

NUTS codes

- UKM9 - Southern Scotland

Main site or place of performance

Ayrshire, Dumfries and Galloway

II.2.4) Description of the procurement

Irvine Housing Association is seeking expressions of interest from suitably qualified and experienced service providers for the delivery of responsive repairs, void property works and aids and adaptations works under a TPC 2005 (as amended). The contract will be awarded to a single service provider and run for an initial period of 10 years with the option to extend it by up to five years to a total Contract Term of 15 years. The contract will have provision to include additional workstreams over the Contract Term, including (but not limited to) kitchen and bathroom, window and door, electrical, fencing, adaptations, cyclical decorating, FRA and associated remedial works, asbestos removal and roofing works. The appointed contractor will be required to have a robust ICT solution for the delivery of the service and management and transfer of data, and to deliver high levels of customer satisfaction, robust management of complaints and provide mechanisms for customer engagement and customer insight analysis that result in service improvements and delivery of community benefits.

This procurement is being run using a three-stage 'Competitive Dialogue' procedure under the Procurement Scotland Regulations. For further information please refer in particular to: Regulations 58 and 59 of The Public Contracts (Scotland) Regulations 2015, and Regulation

78 of the Utilities Contracts (Scotland) Regulations 2016. Under the first stage of the process, bidders are required to complete a Single Procurement Document ("SPD") and associated appendices. Following evaluation of submitted SPDs, Irvine HA anticipates inviting six bidders to participate in the second stage of the process and Submit Detailed Solutions ("ISDS" stage), following which it will shortlist three bidders to participate in Competitive Dialogue and Submit Final Tenders ("ISFT" stage) under the third and final phase of the process. Full details of all requirements, the evaluation criteria and how to participate are included in the procurement and Tender documents.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40%

II.2.11) Information about options

Options: Yes

Description of options

The Contract will run for an initial period of 10 years, with the option to extend it by up to a further five years to a total possible Contract Term of 15 years. The Contract will include clear break clauses for non-performance (linked to the Key Performance Indicators) and a no-fault termination clause allowing either party to terminate the contract with a 12-month notice period (subject to certain conditions as detailed in 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

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.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-010849](#)

Section V. Award of contract

Title

Irvine Housing Association Repairs and Maintenance Contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

14 December 2021

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Bell decorating group limited

Rochsolloch Road,

AIRDRIE

ML6 9BG

Country

United Kingdom

NUTS code

- UKM - Scotland

National registration number

SC114142

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £21,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Sheriff Court or the Court of Session

Sheriff Clerk's Office, PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Email

glasgow@scotcourts.gov.uk

Telephone

+44 1414298888

Country

United Kingdom

Internet address

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

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures:

The Contracting Authority will observe a 10-day stand still period following the award of the Contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended). If an appeal regarding the award of the contract has not been successfully resolved the public Contracts (Scotland) Regulations provide for aggrieved

parties who have been harmed or are at risk of harm by a breach of the rule to take action in the Sheriff Court or Court of Session.