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Tender

PfH Responsive Repairs and Void Property Services Framework Scotland

Procurement for Housing

F02: Contract notice

Notice identifier: 2023/S 000-033077

Procurement identifier (OCID): ocds-h6vhtk-0416d5

Published 8 November 2023, 2:55pm

Section I: Contracting authority

I.1) Name and addresses

Procurement for Housing

Lomond Court

Stirling

FK9 4TU

Contact

Brad Hughes

Email

bhughes@pfh.co.uk

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA18142

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

PfH Responsive Repairs and Void Property Services Framework Scotland

Reference number

BH/November 2023/RRVPS

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

Procurement for Housing (PfH) Scotland is a national procurement consortium dedicated to the social housing sector and supported by the National Housing Federation (NHF), Chartered Institute of Housing (CIH) and HouseMark.

PfH Scotland is a contracting authority under Regulation 2 of the Public Contracts (Scotland) Regulations 2015 (“PCSR 2015”) and a central purchasing body under regulation 38 PCSR 2015. PfH Scotland are seeking to appoint suitably qualified and experienced organisations under a multi-lot Framework Agreement to provide public bodies with the opportunity to purchase Responsive repairs and void property services.

Procurement for Housing is seeking to establish a Framework Agreement for Responsive Repairs and Void Property Services.

The framework has been split into five (5) lots:

1. Responsive Repairs and Void Property Refurbishment
2. Void Property Refurbishment
3. Responsive Repairs

4. Void Property Cleaning and Clearing Services

5. Void Property Security Services

II.1.5) Estimated total value

Value excluding VAT: £105,000,000

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

Responsive Repairs and Void Property Services

Lot No

1

II.2.2) Additional CPV code(s)

- 50700000 - Repair and maintenance services of building installations
- 45300000 - Building installation work
- 45400000 - Building completion work
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

The intention of this lot is to provide PfH members with end-to-end management of their

reactive maintenance repairs and works associated with ensuring void properties are at the appropriate standard to relet.

It is anticipated that the services provided will either be a fully out-sourced solution to deliver all works for PfH members in relation to their reactive maintenance and void property works or as a top up service to existing in house teams.

It will be at the discretion of the PfH member to determine the level of requirement on an individual contract basis.

The lot structure is split into regions. Document 1 - Instructions to tenderers contain information on the number of regions a contractor can apply for.

PfH anticipates awarding places on the framework to 6 national suppliers and 6 suppliers per region but reserves the right to award a greater or fewer number of suppliers depending on the bids received.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £45,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The framework is to be awarded for an initial two years with two option extensions of 12 months each.

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

Void Property Refurbishment

Lot No

2

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work
- 50700000 - Repair and maintenance services of building installations
- 45400000 - Building completion work
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

The intention of this lot is to provide PfH members with end-to-end management of refurbishment works (internal and external) required within empty properties, including but

not limited to:

- Gas and Electrical Safety Inspection
- Boiler and heating system testing/repairs/installation
- Electrical testing/repairs/upgrades
- Kitchen and bathroom repairs
- General building repairs
- Joinery and metal works
- Plastering, painting & decorating
- Roofing works
- Fencing & gate repairs
- Drainage repairs

It is anticipated that the services provided will either be a fully out-sourced solution to deliver all works associated with void property refurbishment or as a top up service to existing in house teams. It will be at the discretion of the PfH member to determine the level of requirement on an individual contract basis.

The lot structure is split into regions. Document 1 - Instructions to tenderers contain information on the number of regions a contractor can apply for.

PfH anticipates awarding places on the framework to 6 national suppliers and 6 suppliers per region but reserves the right to award a greater or fewer number of suppliers depending on the bids received.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £25,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The framework is to be awarded for an initial two years with two option extensions of 12 months each.

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

Responsive Repairs

Lot No

3

II.2.2) Additional CPV code(s)

- 45300000 - Building installation work

- 50700000 - Repair and maintenance services of building installations
- 45400000 - Building completion work
- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

The intention of this lot is to provide PfH members with end-to-end management of reactive and responsive repair works (internal and external). Including but not limited to:

- General internal and external building repairs
- Plumbing repairs
- Brickwork repairs
- Electrical remedial works
- Window & door repairs
- Roofing repairs
- Drainage repairs
- Flooring repairs (internal and external paving)
- Plastering, painting & decorating

It is anticipated that the services provided will either be a fully out-sourced solution to deliver all reactive maintenance works or as a top up service to existing in house teams.

It will be at the discretion of the PfH member to determine the level of requirement on an individual

contract basis.

The lot structure is split into regions. Document 1 - Instructions to tenderers contain

information on the number of regions a contractor can apply for.

PfH anticipates awarding places on the framework to 6 national suppliers and 6 suppliers per region but reserves the right to award a greater or fewer number of suppliers depending on the bids received.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £20,000,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The framework is to be awarded for an initial two years with two option extensions of 12 months each.

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

Void Property Cleaning and Clearing Services

Lot No

4

II.2.2) Additional CPV code(s)

- 90000000 - Sewage, refuse, cleaning and environmental services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Lot 4 is a specialist service provision for the cleaning and clearance of void properties including but not limited to the following services:

- Builders Clean
- Light Property Clean
- Deep Property Clean
- Specialist Cleaning (including site disinfection)
- Clearing & disposal of general waste
- Clearing & disposal of hazardous waste (including sharps and clinical waste)
- Clearing & disposal of electrical and electronic equipment waste (WEEE)
- Garden clearances

- Pest control

The lot structure is split into regions. Document 1 - Instructions to tenderers contain information on the number of regions a contractor can apply for.

PfH anticipates awarding places on the framework to 6 national suppliers but reserves the right to award a greater or fewer number of suppliers depending on the bids received.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £7,500,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The framework is to be awarded for an initial two years with two option extensions of 12 months each.

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

Void Property Security Services

Lot No

5

II.2.2) Additional CPV code(s)

- 35121000 - Security equipment
- 35125000 - Surveillance system
- 79710000 - Security services
- 65500000 - Meter reading service
- 44212329 - Security screens

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Lot 5 is a specialist service provision to ensure site safety and security of empty/void sites and properties under the responsibility of PfH

members.

It is anticipated that services under this lot will fall into two main categories:

Site Security which will include (but is not limited to) the following solutions:

- Supply, installation and removal of demountable screens and doors on a purchase and hire

basis

- Supply, installation and removal of security fencing on a purchase and hire basis
- Supply, installation and removal of net curtains on a purchase and hire basis
- Boarding up services
- Guardianship provision
- Secure meter box coverings

And Site Monitoring which will include (but is not limited to) the following solutions:

- Temporary alarm detection systems (can also include a responsive service)
- Mobile CCTV towers
- Mobile patrol services

The lot structure is split into regions. Document 1 - Instructions to tenderers contain information on the number of regions a contractor can apply for.

PfH anticipates awarding places on the framework to 6 national suppliers but reserves the right to award a greater or fewer number of suppliers depending on the bids received.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £7,500,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

The framework is to be awarded for an initial two years with two option extensions of 12 months each.

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.1.2) Economic and financial standing

List and brief description of selection criteria

Organisations are required to have minimum annual turnover in the last financial year for Lot 1 20,000,000.00 GBP pounds (National) 7,000,000.00 GBP pounds (Regional), Lot 2 5,000,000.00 GBP pounds (National) 2,000,000.00 GBP Pounds (Regional), Lot 3 15,000,000.00 GBP pounds (National) 5,000,000.00 (Regional, Lot 4 300,000 GBP Pounds, Lot 5 850,000 GBP Pounds and must be able to provide audited accounts for the last two years if requested. Additionally organisations are required to have an Experian score greater than 50 or can demonstrate to the satisfaction of PfH Scotland that its financial position is sufficiently robust to merit a place on the framework. PfH Scotland will obtain an independent third-party risk report from Experian using the company registration number supplied by the bidder. Any bidder who does not meet the minimum threshold of 50 out of 100 (Average Risk) will be subject to further investigation. This may entail a review of recent accounts and PfH Scotland reserves the right to request additional information to satisfy

itself that the organisation is financially secure. PfH Scotland reserves the right to reject a bidder where it has doubts over the financial position of an organisation. It is the bidders responsibility to ensure that all information held by Experian is accurate when submitting the tender. Minimum level(s) of standards required: Bidders are required to hold a minimum (or commit to holding) a minimum of five (5) million pounds GBP Employers Liability Insurance, a minimum of ten (10) million pounds GBP of Public Liability Insurance and a minimum of five (5) million pounds GBP Product Liability Insurance. Bidder for Lot 5 will also be required to hold a minimum of two (2) million pounds GBP Professional Indemnity Insurance.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Bidders are required to be able to supply at least three contract examples for each lot they are bidding for. Such examples must be within the last three years (five for works contracts) and must provide sufficient detail to enable PfH to be able to identify and assess the relevance of the contract examples to the services required under the framework agreement.

Bidders should use question 4C.1 and 4C.1.2 see, document 5E, to respond to the requirement. Bidders that are unable to provide three relevant and appropriate examples demonstrating sufficient experience (or provide a justification why they are unable to do so) will be excluded from the procurement process.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As set out in the contract documentation.

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: 50

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

21 December 2023

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

21 December 2023

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

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

1) Bidders may be excluded if they are in any of the situations referred to in Reg.58 of the PCSR 2015.

2) Bidders must state the amount of the contract they expect to subcontract.

3) Quality assurance. Bidders are required to hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 or can demonstrate that they have robust equivalent quality standards in accordance with Document 5B of this tender.

4) Health and Safety. Bidders are required to hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with ISO 45001 or has within the last 12 months met the assessment requirements of a construction related scheme in registered membership of the safety schemes in procurement (SSIP) or; can demonstrate that they have robust equivalent health and safety standards in accordance with Document 5B of this tender.

5) Environmental. Bidders are required to hold a UKAS (or equivalent) accredited independent third-party certificate of compliance with ISO 14001 or can demonstrate it has robust equivalent environmental standards in accordance with Document 5B of this tender.

This Framework may be used by any contracting authority listed in or referred to in the FTS / PCS Notice. This includes: All current members of PfH at the time of the FTS / PCS notice for this procurement; Any registered provider of social housing (or Welsh registered social landlord ,or Scottish registered social registered social landlord) that becomes a member of PfH during the period of the Framework Agreement; Any public authority (as defined in the Freedom of Information Act 2000 for public authorities in England, Wales, Northern Ireland

and UK-wide public authorities based in Scotland, or as defined in the Freedom of Information (Scotland) Act 2002 for Scottish public authorities) that becomes a member of PfH at any time during the period of the Framework Agreement; Any local authority (as defined in the Local Government Act 1972 for public authorities in England and Wales or as defined in the Local Government (Scotland) Act 1973 for Scottish local authorities or as defined in the Local Government Act (Northern Ireland) 1972 for local authorities in Northern Ireland) that becomes a member of PfH at any time during the period of the Framework Agreement; Any housing Arm's Length Management Organisation (ALMO) that becomes a member of PfH during the period of the Framework Agreement; Any wholly owned subsidiaries of any of the above Organisations And any other contracting authority listed on the following page of the PfH website <http://procurementforhousing.co.uk/permmissible-users/> at the time of the FTS / PCS notice for this procurement.

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=749791.

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.

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.

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

The level of sub-contracting will be dependant the call off contract

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:

Community benefits will be defined at call off level.

(SC Ref:749791)

VI.4) Procedures for review

VI.4.1) Review body

Court of Session

Parliament House, Parliament Square

Edinburgh

EH11RQ

Country

United Kingdom