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Tender

## **Atrium Homes - Reactive Maintenance Service**

Atrium Homes

F02: Contract notice

Notice identifier: 2022/S 000-034225

Procurement identifier (OCID): ocds-h6vhtk-038a4d

Published 2 December 2022, 3:01pm

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

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

Atrium Homes

Atrium House, 14 Central Avenue

Kilmarnock

KA1 4PS

#### **Contact**

Celia Taylor / Barry Lees / Rae Wilson

#### **Email**

[info@atrium-homes.co.uk](mailto:info@atrium-homes.co.uk)

#### **Telephone**

+44 1563528816

#### **Country**

United Kingdom

**NUTS code**

UKM93 - East Ayrshire and North Ayrshire mainland

**Internet address(es)**

Main address

<http://www.atrium-homes.co.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA19462](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA19462)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

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

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

Body governed by public law

## **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**

Atrium Homes - Reactive Maintenance Service

#### **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**

Void Property and Housing Reactive Repairs Service including audit and an out-of-hours call out service, for properties within Atrium's housing stock in Greater Kilrnarnock area (Approximately 946 properties) for an an initial period of 1 year with the option to extend on an annual basis, subject to performance and cost certainty, for up to a further 3 years.

#### **II.1.5) Estimated total value**

Value excluding VAT: £800,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

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

NUTS codes

- UK - United Kingdom

Main site or place of performance

East Ayrshire

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

A single Contractor to undertake Atrium's void property and Housing Reactive Repairs Service including audit and an out of hours call out service, for Atrium properties within the Greater Kilmarnock area. For the purpose of procuring these works Atrium's stock has been divided between two areas i.e. Area 2 - Greater Kilmarnock (946 properties); and Area 1 - outlying areas (255 properties). Atrium intends to appoint a single contractor for Area 2 for the first year with an option to include Area 1 at any given date during the contract period.

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

Quality criterion - Name: Quality / Weighting: 60%

Price - Weighting: 40%

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

Value excluding VAT: £1,000,000

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

Duration in months

12

This contract is subject to renewal

Yes

Description of renewals

Option to extend the contract annually for a period of up to 36 months, subject to contractor performance and cost certainty.

#### **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.

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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

Minimum levels of standards are noted in Appendix 2 to the Contract Brief included with this Notice and also noted within the SPD.

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

Selection criteria as stated in the procurement documents

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

Selection criteria as stated in the procurement documents

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

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

In addition to the requirement to satisfy the SPD selection criteria, Key Performance Indicators (KPIs) will be developed from the Quality Assessment in addition to the standard response times. These will be used to measure how well the contractor is performing to ensure strategic and operational objectives are met.

#### **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

12 January 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

16 January 2023

Local time

1:30pm

Place

Atrium House, Kilmarnock, or via Zoom

Information about authorised persons and opening procedure

Authorised persons and opening procedure in line with Atrium's Procurement Policy

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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: Between 2023 and 2027 dependent on extensions applied to this contract.

### **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**

Please refer to the Contract Brief and SPD attached to this notice.

Under the terms of this contract the successful supplier will be required to deliver Community Benefits in support of the organisation's economic and social objectives. A summary of the expected community benefits has been provided as follows:

CB requirements may include but are not limited to:

Local employment/apprenticeship

Participating in career events in local schools

Participating in community improvements

Sponsorship of local organisations.

A quality questionnaire is attached to the Contract Brief and responses to it should be returned by the deadline AND UPLOADED IN A SEPARATE FOLDER FROM THE PRICED DOCUMENT. Please see Instructions to Tenderers

Please note that pricing documents attached are available in both excel and pdf format.

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=715588](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=715588).

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/>

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(SC Ref:715588)

Download the ESPD document here:

[https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=715588](https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=715588)

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

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

Kilmarnock Sheriff Court

St Marnock Street



Kilmarnock

KA1 1ED

Email

[kilmarnock@scotcourts.gov.uk](mailto:kilmarnock@scotcourts.gov.uk)

Telephone

+44 1563550024

Country

United Kingdom