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Tender

Maintenance and Refurbishment of Tenanted Properties

Renfrewshire Council

F02: Contract notice

Notice identifier: 2025/S 000-035878

Procurement identifier (OCID): ocds-h6vhtk-0508a2

Published 27 June 2025, 3:45pm

Section I: Contracting authority

I.1) Name and addresses

Renfrewshire Council

Renfrewshire House, Cotton Street

Paisley

PA1 1JB

Contact

Megan McLuskey

Email

megan.mcluskey@renfrewshire.gov.uk

Telephone

+44 3003000300

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00400

I.3) Communication

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Maintenance and Refurbishment of Tenanted Properties

II.1.2) Main CPV code

- 45453100 - Refurbishment work

II.1.3) Type of contract

Works

II.1.4) Short description

Renfrewshire Council has the requirement to appoint a Contractor for the maintenance and refurbishment works of tenanted properties that will include the replacement of kitchens and bathrooms as well as electrical rewiring works. The works will be required to approximately 3,175 properties in total across Renfrewshire.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211310 - Bathrooms construction work
- 45211300 - Houses construction work
- 45215214 - Residential homes construction work
- 45421151 - Installation of fitted kitchens

II.2.3) Place of performance

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance

Renfrewshire

II.2.4) Description of the procurement

The Council are looking to appoint a suitably qualified contractor for the delivery of Maintenance and Refurbishment of Tenanted Properties.

That will include the replacement of kitchens and bathrooms as well as electrical rewiring works. The works will be required to approximately 3,175 properties in total across Renfrewshire.

II.2.5) Award criteria

Quality criterion - Name: Works Delivery / Weighting: 12.5

Quality criterion - Name: Zero Defects / Weighting: 2.5

Quality criterion - Name: Community Benefits / Weighting: 10

Quality criterion - Name: Fair Work First / Weighting: 5

Quality criterion - Name: Delivering Value / Weighting: 5

Quality criterion - Name: Turnaround Times / Weighting: Pass/Fail

Price - Weighting: 65

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

The Council reserves the right to extend the contract for up to twelve months on two separate occasions.

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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Selection criteria as stated in the procurement documents

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

The Contract contains contractual Community Benefits and Fair Work First elements.

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

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: [2025/S 000-017410](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

28 July 2025

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

Tender must be valid until: 24 December 2025

IV.2.7) Conditions for opening of tenders

Date

28 July 2025

Local time

12:00pm

Place

Renfrewshire

Information about authorised persons and opening procedure

The tender will be opened by two Council operatives

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Further notices will be published should any future contracts be required to be put in place.

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

Tenderers will be required to provide the following when a Request for Documentation is made:

S1 Equalities Questionnaire

S2 Equalities Declaration

S5 Prompt Payment Certificate

S6 Waste Carrier

S9 List of Proposed Sub-Contractors

Parent Company Guarantee

S14 Destruction of Personal or Sensitive Information

Data Processor Agreement

Health & Safety Questionnaire and supporting documentation.

Insurance Certificates in the company name to the levels as set out in the ITT.

New Supplier Request Form

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 29183. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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 requested during the tender. Taking into consideration the contract period and the value of the contract. The Council's expectation for this requirement will be minimum 180 Community Benefit Points (CBPs) required.

Community Benefits will be evaluated and scored as part of the technical evaluation and be scored out of a combined 10% split between two questions:

Community Benefit Outcome Menu - 3%

Community Benefits Supporting Methodology - 7%

(SC Ref:802012)

VI.4) Procedures for review

VI.4.1) Review body

Please refer to VI.4.3 below

UK

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Please refer to VI.4.3 below

UK

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

An economic operator that suffers or risks suffering, loss or damage attributable to breach of duty under the Public Contracts (Scotland) Regulations 2015 (SSI 2015/446, as amended) may bring proceedings in the Sheriff Court or the Court of Session in accordance with Regulation 88 of the 2015 Regulations.

VI.4.4) Service from which information about the review procedure may be obtained

Court of Session

Parliament Square

Edinburgh

EH1 1RQ

Country

United Kingdom