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Contract

## **Common Area / Stairwell Cleaning Term Contract**

Langstane Housing Association Ltd

F03: Contract award notice

Notice identifier: 2024/S 000-039346

Procurement identifier (OCID): ocds-h6vhtk-04873b

Published 6 December 2024, 8:35am

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

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

Langstane Housing Association Ltd

680 King Street

ABERDEEN

AB24 1SL

#### **Contact**

Martin Toward

#### **Email**

[martin.toward@langstane-ha.co.uk](mailto:martin.toward@langstane-ha.co.uk)

#### **Telephone**

+44 1224423000

**Country**

United Kingdom

**NUTS code**

UKM50 - Aberdeen City and Aberdeenshire

**Internet address(es)**

Main address

<http://www.langstane-ha.co.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA14482](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA14482)

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

Other type

Housing Association

**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**

Common Area / Stairwell Cleaning Term Contract

#### **II.1.2) Main CPV code**

- 90911000 - Accommodation, building and window cleaning services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. This is the award of a contract for provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 3 years, with 2 optional 1-year extensions.

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

This contract is divided into lots: Yes

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

Lowest offer: £720,190 / Highest offer: £1,118,288 taken into consideration

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

#### **II.2.1) Title**

Aberdeenshire

Lot No

1

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

- 90911000 - Accommodation, building and window cleaning services

**II.2.3) Place of performance**

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeenshire

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

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. LHA is seeking to procure the services of a suitably qualified and experienced contractor who can clearly demonstrate an excellent track record in the provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 3 years, with 2 optional 1-year extensions.

**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

There may be related and/or relevant services required from time to time which will be negotiated with the service provider.

### **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**

Community Benefits are required to be delivered

## **II.2) Description**

### **II.2.1) Title**

Aberdeen City

Lot No

2

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

- 90911000 - Accommodation, building and window cleaning services

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

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

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

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. LHA is seeking to procure the services of a suitably qualified and experienced contractor who can clearly demonstrate an excellent track record in the provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 3 years, with 2 optional 1-year extensions.

### **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

Additional related services may be added.

### **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**

Community benefits are required.

## **II.2) Description**

### **II.2.1) Title**

Moray

Lot No

3

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

- 90911000 - Accommodation, building and window cleaning services

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

NUTS codes

- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

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

Having clean and tidy stairwells positively impacts on our tenants' experience and their overall satisfaction with where they live. It's important that the work is carried out to a consistently high standard, with each site left well-maintained and clean and tidy. LHA is seeking to procure the services of a suitably qualified and experienced contractor who can clearly demonstrate an excellent track record in the provision of common area cleaning including internal cleaning of windows. The contract is split into 3 lots: Lot 1 Aberdeenshire, Lot 2 Aberdeen and Lot 3 Moray. In total, there are 83 schemes (259 stairwells) in scope (this may increase or decrease over the term of the contract). The initial term of the contract is 3 years, with 2 optional 1-year extensions.

### **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

Relevant services may be added over the life of 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**

Community benefits are required.

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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.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-024329](#)

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## Section V. Award of contract

### Lot No

1

### Title

Aberdeenshire

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

12 November 2024

#### V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 3



Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 5

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

### **V.2.3) Name and address of the contractor**

Perfect Clean Edinburgh Ltd

Unit 13, Bilston Enterprise Centre, 1 Dryden Road, Loanhead

Edinburgh

EH20 9LZ

Telephone

+44 7403451742

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

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

Lowest offer: £180,177 / Highest offer: £222,637 taken into consideration

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## **Section V. Award of contract**

### **Lot No**

2

### **Title**

Aberdeen City

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

12 November 2024

#### **V.2.2) Information about tenders**

Number of tenders received: 5

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 5

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

#### **V.2.3) Name and address of the contractor**

Perfect Clean Edinburgh Ltd

Unit 13, Bilston Enterprise Centre, 1 Dryden Road, Loanhead

Edinburgh

EH20 9LZ

Telephone

+44 7403451742

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

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

Lowest offer: £431,379 / Highest offer: £718,890 taken into consideration

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### **Section V. Award of contract**

#### **Lot No**

3

#### **Title**

Moray

A contract/lot is awarded: Yes

#### **V.2) Award of contract**

##### **V.2.1) Date of conclusion of the contract**

12 November 2024

##### **V.2.2) Information about tenders**

Number of tenders received: 5

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 5

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

### **V.2.3) Name and address of the contractor**

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EH20 9LZ

Telephone

+44 7403451742

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

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

Lowest offer: £120,000 / Highest offer: £176,760 taken into consideration

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## **Section VI. Complementary information**

### **VI.3) Additional information**

Bidders were required to carry out a full site audit prior to bidding.

(SC Ref:785142)

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

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

Aberdeen Sheriff Court

Aberdeen

Country

United Kingdom