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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

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

I.4) Type of the contracting authority

Other type

Housing Association

I.5) Main activity

Housing and community amenities

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.

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](#)

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

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

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

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

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

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