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Contract

## **Reactive Repairs & Maintenance including Out of Hours and Voids**

Manor Estates Housing Association Limited

F03: Contract award notice

Notice identifier: 2025/S 000-053422

Procurement identifier (OCID): ocids-h6vhtk-04f9ff

Published 3 September 2025, 10:25am

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

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

Manor Estates Housing Association Limited

5 New Mart Place

Edinburgh

EH14 1RW

#### **Email**

[ahay@manorestates.org.uk](mailto:ahay@manorestates.org.uk)

#### **Telephone**

+44 1315108540

#### **Country**

United Kingdom

#### **NUTS code**

UKM75 - Edinburgh, City of

**Internet address(es)**

Main address

<http://www.manorestates.org.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA15383](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA15383)

**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**

Reactive Repairs & Maintenance including Out of Hours and Voids

#### **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**

This is an Award Notice. Manor Estates Housing Association is Edinburgh-based with a housing stock of 1,111 Social and Mid-Market Rent properties and 3 retirement community buildings. The Association is awarding a contract for a reactive repairs service which will include voids work. The Association currently spends around GBP800k per annum (inclusive of VAT) on property repairs and voids. This is a 3-year contract with 2 x 1-year optional extensions.

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

This contract is divided into lots: No

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

Value excluding VAT: £3,950,950

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

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

NUTS codes

- UKM75 - Edinburgh, City of

Main site or place of performance

Edinburgh

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

Manor Estates Housing Association is Edinburgh-based with a housing stock of 1,111 Social and Mid-Market Rent properties and 3 retirement community buildings. The Association is awarding a contract for a reactive repairs service which will include voids and out of hours work. The Association currently spends around GBP800k per annum (inclusive of VAT) on property repairs and voids. This is a 3-year contract with 2 x 1-year optional extensions. Works of a high quality, responsiveness and good working relationships are very important to the Association.

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

Quality criterion - Name: Quality / Weighting: 50

Price - Weighting: 50

#### **II.2.11) Information about options**

Options: Yes

Description of options

The Association may require the successful contractors to carry out additional, relevant, works over the course of the contract, including works to properties for which the Association is a factor.

#### **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 is essential and will be a contractual obligation.

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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: [2025/S 000-011749](#)

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

A contract/lot is awarded: Yes

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

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

30 May 2025

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

Number of tenders received: 7

Number of tenders received from SMEs: 6

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

Number of tenders received from tenderers from non-EU Member States: 7

Number of tenders received by electronic means: 7

The contract has been awarded to a group of economic operators: Yes

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

Bell Group Limited

Bell Business Park, Rochsolloch Road

Airdrie

ML6 9BG

Telephone

+44 1413364666

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

No

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

Firstcall Trade Services Ltd

2 The Roundal, Roddinglaw Business Park, Roddinglaw Road

Edinburgh

EH12 9DB

Telephone

+44 1312857150

Country

United Kingdom

NUTS code

- UKM75 - Edinburgh, City of

The contractor is an SME

Yes

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

Total value of the contract/lot: £3,950,950

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## **Section VI. Complementary information**

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

(SC Ref:800342)

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

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

Edinburgh Sheriff Court

Edinburgh

Country

United Kingdom