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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

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

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

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.

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](#)

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

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