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Tender

Kitchens and Bathrooms Replacement Program 2025-2029

Caledonia Housing Association

F02: Contract notice

Notice identifier: 2025/S 000-053648

Procurement identifier (OCID): ocds-h6vhtk-059371

Published 3 September 2025, 4:01pm

Section I: Contracting authority

I.1) Name and addresses

Caledonia Housing Association

Suite 4 Saltire House, 3 Whitefriars Crescent

Perth

PH2 0PA

Contact

Samuel Zachariah

Email

samuell.zachariah@caledoniaha.co.uk

Telephone

+44 7732495034

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

www.caledoniaha.co.uk

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA17204

I.3) Communication

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

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Kitchens and Bathrooms Replacement Program 2025-2029

Reference number

030925

II.1.2) Main CPV code

- 45421151 - Installation of fitted kitchens

II.1.3) Type of contract

Works

II.1.4) Short description

2.1. Caledonia is seeking to appoint contractors to a contract for Kitchen and Bathroom replacement Works. In year one it is anticipated that 148 bathroom and 138 kitchen replacements will be carried out with approximately 200 bathrooms and 250 kitchens per annum thereafter for the remainder of the contract. Please note that these numbers may be subject to change.

2.2. The scope of this contract comprises of the supply, design and installation of the replacement kitchen and bathrooms together with all associated electrical, plumbing, decoration and refurbishment, as necessary.

II.1.5) Estimated total value

Value excluding VAT: £6,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45421151 - Installation of fitted kitchens

- 39141400 - Fitted kitchens
- 45211310 - Bathrooms construction work
- 45400000 - Building completion work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

We currently own and manage approximately 6,000 homes across Tayside, Fife, the Highlands, East and West Dunbartonshire, and North Lanarkshire.

II.2.4) Description of the procurement

This procurement will follow the restricted procedure (2-stage tender process). In the first stage, potential contractors must express their interest by submitting responses to the online Single Procurement Document (SPD) questionnaire via the Public Contracts Scotland (PCS) portal. Following the evaluation of the SPD submissions, shortlisted applicants will receive an Invitation to Tender (ITT).

The contract will be based on the SBCC Measured Term Contract (MTC).

The contract will have an initial term of 5 years, with the option of a one- year extension, contingent upon satisfactory performance.

The contract will be awarded to a preferred contractor and back up contractor.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The contract will have an option of a one- year extension, subject to satisfactory performance.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The contract will have an option of a one- year extension, contingent upon satisfactory performance.

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

The Bidders must hold relevant accreditations (e.g. Gas Safe, NICEIC, SELECT or equivalent).

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

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

Date

3 October 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

13 October 2025

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

Duration in months: 3 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

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

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=809130.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

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:

The successful contractor will be required to deliver Community Benefit proportionate to the spend under the contract over the duration of the contract. These benefits must be delivered within the Group's local communities, which include: Dundee, Fife, Angus, East and West Dunbartonshire, North Lanarkshire, Perth and Kinross, and Highland. The commitments made will form part of the contractual obligations and must be reported and reviewed annually, with progress monitored against the agreed target.

(SC Ref:809130)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=809130

VI.4) Procedures for review

VI.4.1) Review body

Perth Sheriff Court and Justice of the Peace Court

County Bldg, Tay St

Perth

PH2 8NL

Country

United Kingdom