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Tender

Insurance and Related Services 2026 for Hawthorn Housing Co-operative Ltd

Hawthorn Housing Co-operative Ltd

F02: Contract notice

Notice identifier: 2025/S 000-065889

Procurement identifier (OCID): ocids-h6vhtk-05cde9

Published 16 October 2025, 12:21pm

Section I: Contracting authority

I.1) Name and addresses

Hawthorn Housing Co-operative Ltd

23a Finlas St

Glasgow

G22 5DB

Contact

Nathan Hoskins

Email

nathan.hoskins@gibbslaidler.co.uk

Telephone

+44 1959562242

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://www.gibbslaidler.co.uk/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA30717

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

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

Other activity

Housing Landlord

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Insurance and Related Services 2026 for Hawthorn Housing Co-operative Ltd

II.1.2) Main CPV code

- 66510000 - Insurance services

II.1.3) Type of contract

Services

II.1.4) Short description

The Contract is for the provision of general insurance and related services, including claims handling, loss control services and general programme maintenance and advice as required by Hawthorn Housing Co-operative Ltd commencing 1st April 2026. A full Summary of Current Cover will be provided with the Invitation to Tender to selected bidders. Bids are invited from suitably qualified insurance brokers and direct providers for the entire scope of services. The procurement will follow the two-stage Competitive with Negotiation Procedure with a pre-qualifying stage based on completed SPDs and bidders will be selected on the basis of their capability, capacity and experience to perform the contract.

II.1.5) Estimated total value

Value excluding VAT: £180,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 6

II.2) Description

II.2.1) Title

Insurance for Property & related Business Interruption risks (possibly including Property Owners Liability) as required by Hawthorn Housing Co-operative Ltd

Lot No

1

II.2.2) Additional CPV code(s)

- 66510000 - Insurance services
- 66000000 - Financial and insurance services
- 66515200 - Property insurance services
- 66516000 - Liability insurance services
- 66516500 - Professional liability insurance services
- 66516400 - General liability insurance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

II.2.4) Description of the procurement

The scope of the Contract includes the provision of insurance cover, brokerage services (where applicable), professional advice, claims management and loss control services for property, legal liabilities and other general insurances as required by Hawthorn Housing Co-operative Ltd for a period of three years

commencing 01.04.2026, with the option to extend by up to a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Bids are invited from suitably qualified and experienced insurance brokers and direct insurers. The Contract will follow the two-stage Competitive Procedure with Negotiation with bidders being selected on the basis of the responses contained in the pre qualifying SPD. Bidders will be expected have the capability, capacity, financial and economic standing and experience to perform the contract. SPDs must be completed in full with all relevant information supplied. The Contract will be awarded on the basis of Most Economically Advantageous Tender, with specific evaluation criteria detailed within the Invitation To Tender and contract documents.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The contract will be for an initial three year period with the option to extend for a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Renewal will be sought at the end of the three or five year period.

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

Envisaged number of candidates: 4

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

A Summary of Hawthorn Housing Co-operative Ltd's current insurances will be made available along with the Invitation to Tender. Bidders are required to submit the appropriate SPD, completed in full in order to be considered for Stage 2 of the procurement

II.2) Description

II.2.1) Title

Insurance and related services associated with Terrorism and/or Political Violence (Pool-Re) as required by Hawthorn Housing Co-operative Ltd

Lot No

2

II.2.2) Additional CPV code(s)

- 66000000 - Financial and insurance services
- 66510000 - Insurance services
- 66518100 - Insurance brokerage services
- 66515200 - Property insurance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

II.2.4) Description of the procurement

The scope of the Contract includes the provision of insurance cover, brokerage services (where applicable), professional advice, claims management and loss control services for terrorism insurance as required by Hawthorn Housing Co-operative Ltd for a period of three years commencing 01.04.2026, with the option to extend by up to a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Bids are invited from suitably qualified and experienced insurance brokers and direct insurers. The Contract will follow the two-stage Competitive Procedure with Negotiation with bidders being selected on the basis of the responses contained in the pre qualifying SPD. Bidders will be expected have the capability, capacity, financial and economic standing and experience to perform the contract. SPDs must be completed in full with all relevant information supplied. The Contract will be awarded on the basis of Most Economically Advantageous Tender, with specific evaluation criteria detailed within the Invitation To Tender and contract documents

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

This contract is subject to renewal

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Description of renewals

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

Envisaged number of candidates: 4

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

A Summary of Hawthorn Housing Co-operative Ltd's current insurances will be made available along

with the Invitation to Tender. Bidders are required to submit

the appropriate SPD, completed in full in order to be considered for Stage 2 of

the procurement

II.2) Description

II.2.1) Title

Insurance and related services associated with Terrorism and/or Political Violence (Non Pool-Re) as required by Hawthorn Housing Co-operative Ltd

Lot No

3

II.2.2) Additional CPV code(s)

- 66518100 - Insurance brokerage services
- 66515200 - Property insurance services
- 66510000 - Insurance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

II.2.4) Description of the procurement

The scope of the Contract includes the provision of insurance cover, brokerage services (where applicable), professional advice, claims management and loss control services for terrorism insurance as required by Hawthorn Housing Co-operative Ltd for a period of three years commencing 01.04.2026, with the option to extend by up to a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Bids are invited from suitably qualified and experienced insurance brokers and direct insurers. The Contract will follow the two-stage Competitive Procedure with Negotiation with bidders being selected on the basis of the responses contained in the pre qualifying SPD. Bidders will be expected have the capability, capacity, financial and economic standing and experience to perform the contract. SPDs must be completed in full with all relevant information supplied. The Contract will be awarded on the basis of Most Economically Advantageous Tender, with specific

evaluation criteria detailed within the Invitation To Tender and contract documents

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

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This contract is subject to renewal

Yes

Description of renewals

The contract will be for an initial three year period with the option to extend for

a further two years at Hawthorn Housing Co-operatives Ltd's sole discretion. Renewal will be sought at the end of the three or five year period.

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

Envisaged number of candidates: 4

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

A Summary of Hawthorn Housing Co-operative Ltd's current insurances will be made available along

with the Invitation to Tender. Bidders are required to submit the appropriate SPD, completed in full in order to be considered for Stage 2 of the procurement.

II.2) Description

II.2.1) Title

Insurance and related services associated with Cyber Risk required by Hawthorn Housing Co-operative Ltd

Lot No

4

II.2.2) Additional CPV code(s)

- 66518100 - Insurance brokerage services
- 66516400 - General liability insurance services
- 66516000 - Liability insurance services
- 66515410 - Financial loss insurance services
- 66515411 - Pecuniary loss insurance services
- 66510000 - Insurance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

II.2.4) Description of the procurement

The scope of the Contract includes the provision of insurance cover, brokerage services (where applicable), professional advice, claims management and loss control services for cyber risk insurance as required by Hawthorn Housing Co-operative Ltd for a period of three years

commencing 01.04.2026, with the option to extend by up to a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Bids are invited from suitably qualified and experienced insurance brokers and direct insurers. The Contract will follow the two-stage Competitive Procedure with Negotiation with bidders being selected on the basis of the responses contained in the pre qualifying SPD. Bidders will be expected have the capability, capacity, financial and economic standing and experience to perform the contract. SPDs must be completed in full with all relevant information supplied. The Contract will be awarded on the basis of Most Economically Advantageous Tender, with specific evaluation criteria detailed within the Invitation To Tender and contract documents

II.2.5) Award criteria

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Duration in months

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This contract is subject to renewal

Yes

Description of renewals

The contract will be for an initial three year period with the option to extend for a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Renewal will be sought at the end of the three or five year period.

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

Envisaged number of candidates: 4

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

A Summary of Hawthorn Housing Co-operative Ltd's current insurances will be made available along with the Invitation to Tender. Bidders are required to submit the appropriate SPD, completed in full in order to be considered for Stage 2 of the procurement.

II.2) Description

II.2.1) Title

Insurance and related services associated with Directors and Officers Liability, and Entity as required by Hawthorn Housing Co-operative Ltd

Lot No

5

II.2.2) Additional CPV code(s)

- 66518100 - Insurance brokerage services
- 66516400 - General liability insurance services
- 66516000 - Liability insurance services
- 66515410 - Financial loss insurance services
- 66515411 - Pecuniary loss insurance services

- 66510000 - Insurance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

II.2.4) Description of the procurement

The scope of the Contract includes the provision of insurance cover, brokerage services (where applicable), professional advice, claims management and loss control services for directors and officers insurance as required by Hawthorn Housing Co-operative Ltd for a period of three years commencing 01.04.2026, with the option to extend by up to a further two years at Hawthorn Housing Co-operative's sole discretion. Bids are invited from suitably qualified and experienced insurance brokers and direct insurers. The Contract will follow the two-stage Competitive Procedure with Negotiation with bidders being selected on the basis of the responses contained in the pre qualifying SPD. Bidders will be expected have the capability, capacity, financial and economic standing and experience to perform the contract. SPDs must be completed in full with all relevant information supplied. The Contract will be awarded on the basis of Most Economically Advantageous Tender, with specific evaluation criteria detailed within the Invitation To Tender and contract documents.

II.2.5) Award criteria

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

Duration in months

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This contract is subject to renewal

Yes

Description of renewals

The contract will be for an initial three year period with the option to extend for a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Renewal will be sought at the end of the three or five year period.

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

Envisaged number of candidates: 4

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

A Summary of Hawthorn Housing Co-operative Ltd's current insurances will be made available along with the Invitation to Tender. Bidders are required to submit the appropriate SPD, completed in full in order to be considered for Stage 2 of the procurement.

II.2) Description

II.2.1) Title

Insurance and related services associated with Motor Fleet as required by Hawthorn Housing Co-operative Ltd

Lot No

7

II.2.2) Additional CPV code(s)

- 66518100 - Insurance brokerage services
- 66516400 - General liability insurance services
- 66516000 - Liability insurance services
- 66515410 - Financial loss insurance services
- 66515411 - Pecuniary loss insurance services
- 66510000 - Insurance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

II.2.4) Description of the procurement

The scope of the Contract includes the provision of insurance cover, brokerage services (where applicable), professional advice, claims management and loss control services for motor fleet insurance as

required by Hawthorn Housing Co-operative Ltd for a period of three years commencing 01.04.2026, with the option to extend by up to a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Bids are invited from suitably qualified and experienced insurance brokers and direct insurers. The Contract will follow the two-stage Competitive Procedure with Negotiation with bidders being selected on the basis of the responses contained in the pre

qualifying SPD. Bidders will be expected have the capability, capacity, financial and economic standing and experience to perform the contract. SPDs must be completed in full with all relevant information supplied. The Contract will be awarded on the basis of Most Economically Advantageous Tender, with specific evaluation criteria detailed within the Invitation To Tender and contract documents.

II.2.5) Award criteria

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

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Description of renewals

The contract will be for an initial three year period with the option to extend for a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Renewal will be sought at the end of the three or five year period.

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

Envisaged number of candidates: 4

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

A Summary of Hawthorn Housing Co-operative Ltd's current insurances will be made available along with the Invitation to Tender. Bidders are required to submit the appropriate SPD, completed in full in order to be considered for Stage 2 of the procurement.

II.2) Description

II.2.1) Title

Insurance and related services associated with Crime Risks as required by Hawthorn Housing Co-operative Ltd

Lot No

6

II.2.2) Additional CPV code(s)

- 66518100 - Insurance brokerage services
- 66516400 - General liability insurance services
- 66516000 - Liability insurance services
- 66515410 - Financial loss insurance services
- 66515411 - Pecuniary loss insurance services
- 66510000 - Insurance services

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

II.2.4) Description of the procurement

The scope of the Contract includes the provision of insurance cover, brokerage services (where applicable), professional advice, claims management and loss control services for crime risks insurance as required by Hawthorn Housing Co-operative Ltd for a period of three years commencing 01.04.2026, with the option to extend by up to a further two years at Hawthorn Housing Co-operative Ltd's sole discretion. Bids are invited from suitably qualified and experienced insurance brokers and direct insurers. The Contract will follow the two-stage Competitive Procedure with Negotiation with bidders being selected on the basis of the responses contained in the pre qualifying SPD. Bidders will be expected have the capability, capacity, financial and economic standing and experience to perform the contract. SPDs must be completed in full with all relevant information supplied. The Contract will be awarded on the basis of Most Economically Advantageous Tender, with specific evaluation criteria detailed within the Invitation To Tender and contract documents

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

Duration in months

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Description of renewals

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

Envisaged number of candidates: 4

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

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

A Summary of Hawthorn Housing Co-operative Ltd's current insurances will be made available along with the Invitation to Tender. Bidders are required to submit the appropriate SPD, completed in full in order to be considered for Stage 2 of the procurement

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

List and brief description of conditions:

As a minimum, you are required to demonstrate:

1) you are an insurance broker registered with and regulated by the UK Financial

Conduct Authority or an insurer authorised /and or

regulated by the UK Financial Conduct Authority indicating the types of

insurance/service the bidder is authorised to arrange or provide

(See question 4a of SPD)

2) the financial ability and strength to deliver the programme (see question 4b of

SPD)

3) the governance arrangements of the bidding organisation and where part of a

larger Group, the title, positioning and legal status of the

bidding organisation within that Group

4) the ability to provide social landlords with a choice of insurers and/or options

5) a record of successful provision of relevant services to other organisations that

are similar in profile to the contracting authority (see

question 4C1.2 of SPD)

6) a skilled and competent service team, being client relationship management,

technical staff, broking/underwriting expertise, claims

managers and risk managers (see question 4C6 of SPD)

7) your commitment to delivering quality service to Key Housing Association, including that provided by any third party contractor

employed by you or by the insurers you propose (see question 4C10 of SPD)

8) your ability to demonstrate client satisfaction on at least 3 similar contracts

9) commitment to corporate and individual professional development defined by the CII or similar professional organisation (see questions 4c&4D of SPD)

III.1.2) Economic and financial standing

Minimum level(s) of standards possibly required

(1) All candidates will be required to provide evidence of relevant insurance limits as detailed in the SPD

(2) All candidates will be required to provide a statement, covering the 3 previous financial years including the overall turnover of the bidder and the turnover in respect of the activities which are of a similar type to the subject matter of this notice.

(3) All candidates will be required to provide statements of accounts or extracts from those accounts relating to their business.

(4) all candidates will give a clear description of the bidding company's status within any larger Group, where appropriate.

(5) Financial ratings of all risk carriers must be provided within Tender response

III.1.3) Technical and professional ability

Minimum level(s) of standards possibly required

(1) A statement of the bidder's average annual number of staff and managerial staff over the previous 3 years in the part of any Group

proposing to deliver the service

(2) Details of the educational and professional qualifications of their managerial staff; and those of the person(s) who would be responsible

for providing the services specified within this Contract or carrying out the work under the contract;

(3) An indication of the proportion of the contract which the services provider intends possibly to subcontract

III.2) Conditions related to the contract

III.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

Bidders must be either an insurance broker registered with and regulated by the UK Financial Conduct Authority or an insurer

authorised/and or regulated by the UK Financial Conduct Authority indicating the types of insurance/service the bidder is authorised to arrange or provide.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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

17 November 2025

Local time

5:00pm

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

20 November 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

Tender must be valid until: 1 April 2026

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: Between three or five years, from the date of this notice.

VI.3) Additional information

Bidders should note that for reasons of confidentiality, full Tender specification and supporting information will be made available only to

those Bidders that are selected to proceed to the Invitation to Tender Stage. Sufficient detail is provided within this Contract Notice and

within the SPD to enable the Bidder to decide whether to participate in this process.

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=813106.

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.

(SC Ref:813106)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=813106

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

1 Carlton Place

Glasgow

G5 9DA

Email

glasgow@scotcourts.gov.uk

Telephone

+44 1414298888

Country

United Kingdom