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Contract

Insurance and Related Services

Viewpoint Housing Association

F20: Modification notice

Notice identifier: 2025/S 000-071246

Procurement identifier (OCID): ocds-h6vhtk-05dae6

Published 5 November 2025, 12:54pm

Section I: Contracting authority/entity

I.1) Name and addresses

Viewpoint Housing Association

4 South Oswald Road

Edinburgh

EH9 2HG

Contact

David Aitken

Email

info@viewpoint.co.uk

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

www.viewpoint.org.uk

Buyer's address

http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA11642

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Insurance and Related Services

II.1.2) Main CPV code

- 66510000 - Insurance services

II.1.3) Type of contract

Services

II.2) Description

II.2.2) Additional CPV code(s)

- 66510000 - Insurance services

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement at the time of conclusion of the contract:

Viewpoint Housing Association (VHA) has extend the existing Insurance Provision contract that ended 30 September 2025 to the 30 September 2027 with Zurich Ltd who are the current insurance service broker/provider.

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

Duration in months

24

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 IV. Procedure

IV.2) Administrative information

IV.2.1) Contract award notice concerning this contract

Notice number: [2021/S 046-116837](#)

Section V. Award of contract/concession

Contract No

646186

Title

Insurance and Related Services

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract/concession award decision:

30 September 2025

V.2.2) Information about tenders

The contract/concession has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Zurich Municipal

The Eagle Building, 215 Bothwell Street

Glasgow

G2 7ED

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor/concessionaire is an SME

No

V.2.4) Information on value of the contract/lot/concession (at the time of conclusion of the contract;excluding VAT)

Total value of the procurement: £259,919.44

Section VI. Complementary information

VI.3) Additional information

(SC Ref:814937)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom

Section VII: Modifications to the contract/concession

VII.1) Description of the procurement after the modifications

VII.1.1) Main CPV code

- 66510000 - Insurance services

VII.1.3) Place of performance

NUTS code

- UKM75 - Edinburgh, City of

VII.1.4) Description of the procurement:

Viewpoint Housing Association (VHA) has extend the existing Insurance Provision that ended 30 September 2025 to the 30 September 2027 with Zurich Ltd who are the current insurance service broker/provider.

VII.1.5) Duration of the contract, framework agreement, dynamic purchasing system or concession

Duration in months

24

VII.1.6) Information on value of the contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession:

£259,919.44

VII.1.7) Name and address of the contractor/concessionaire

Zurich Municipal

St Vincent Plaza, 7th Floor, 319 St Vincent Street

Glasgow

G2 5LP

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor/concessionaire is an SME

No

VII.2) Information about modifications

VII.2.1) Description of the modifications

Nature and extent of the modifications (with indication of possible earlier changes to the contract):

This Modification Notice relates to the extension of the existing Insurance Provision contract. Having sought advice, to meet our statutory regulatory requirements as a Registered Social Landlord, these public contracts shall be modified and awarded under Regulation 72 (1) (c) utilising the Modification of contracts during their term “by circumstances Viewpoint Housing Association (VHA) could not have foreseen”.

These circumstances include current restructure of Viewpoint’s Senior Executive and Leadership teams, in particular the retirement of the current Director of Finance and Business Support who oversees the insurance arrangements of the Association. This informed decision is based on; the ongoing insurance marketplace uncertainty reflective of the post-Brexit economic environment, the far-reaching impact of the war in Ukraine, recent challenges faced by RSL’s relating to all services, and the current cost-of-living pressures; while concurrently seeking to ensure effective continuity of our insurance services to meet our statutory regulatory requirements.

Furthermore, there are ongoing challenges in the housing insurance market, which has hardened over the last 24 month with resultant increased premiums for property insurance. For these reasons, we seek to extend our current insurance contract to allow Viewpoint focus on our internal restructuring and to allow the insurance market to soften, so we are in the best position to proceed with a tender process.

VHA intend to go out to the marketplace for a new contract for Insurance Provision and this procurement process will commence 2027 Q2 with a target effective date contract date of 1 October 2027.

VII.2.2) Reasons for modification

Need for modification brought about by circumstances which a diligent contracting authority/entity could not foresee.

Description of the circumstances which rendered the modification necessary and explanation of the unforeseen nature of these circumstances:

These circumstances include current restructure of Viewpoint's Senior Executive and Leadership teams, in particular the retirement of the current Director of Finance and Business Support who oversees the insurance arrangements of the Association. This informed decision is based on; the ongoing insurance marketplace uncertainty reflective of the post-Brexit economic environment, the far-reaching impact of the war in Ukraine, recent challenges faced by RSL's relating to all services, and the current cost-of-living pressures; while concurrently seeking to ensure effective continuity of our insurance services to meet our statutory regulatory requirements.

VII.2.3) Increase in price

Updated total contract value before the modifications (taking into account possible earlier contract modifications, price adaptations and average inflation)

Value excluding VAT: £839,125.86

Total contract value after the modifications

Value excluding VAT: £1,099,045.30