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Tender

Milnbank Housing Association - Two Year Gas Servicing and Legionnaires Disease Risk Assessment Contract

Milnbank Housing Association

F02: Contract notice

Notice identifier: 2025/S 000-078319

Procurement identifier (OCID): ocds-h6vhtk-05eb8e

Published 1 December 2025, 8:58am

Section I: Contracting authority

I.1) Name and addresses

Milnbank Housing Association

53 Ballindalloch Drive

Glasgow

G31 3DQ

Contact

Mark Smith

Email

mark.smith@milnbank.org.uk

Telephone

+44 1415518131

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

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

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 another address:

A.D.A Construction Consultants

Pavilion 3, St James Business Park, Linwood Road

Paisley

PA3 3BB

Contact

Alan Shanks

Email

alan.shanks@ada-cc.co.uk

Telephone

+44 1418160184

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

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

Tenders or requests to participate must be submitted electronically via

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

I.4) Type of the contracting authority

Other type

Registered Social Landlord

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Milnbank Housing Association - Two Year Gas Servicing and Legionnaires Disease Risk Assessment Contract

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

The Contract primarily involves Gas Servicing throughout tenant occupied properties within the Dennistoun and Haghill areas of Glasgow. The Contract will also include Legionnaires Disease Risk Assessment's which will be undertaken to all properties at the same time as each annual gas service.

The Legionnaires Disease Risk Assessments will exclude an inspection of water storage tanks and bidders are advised that Milnbank Housing Association have bypassed all common water storage tanks to flats within ownership of Milnbank Housing Association, which are all connected to a mains fed water supply.

Bidders are further advised that they will not be required to enter loft spaces (including loft spaces above common close areas) during the contract as Milnbank Housing Association currently have a specialist Contractor who undertakes inspection's of common water storage tanks to mixed tenure or fully factored blocks. It is also envisaged that any repair or follow up work's identified by the Contractor's Legionnaires Disease Risk Assessment's undertaken during this contract will be carried out by Milnbank Housing Association's existing specialist Contractor and not the Contractor that is successful in bidding for this opportunity.

The Contract duration is two years (twenty-four months) from the commencement date of 1st April 2026 until 31st March 2028, and will primarily include an annual gas service and reactive maintenance (including parts) and Legionnaires Disease Risk Assessment's to each property, the recording, testing and service to existing smoke, heat and CO detectors. The proposed works may also include the variation unquantified Modelcodes described within Tender Documents 2 (Pricing Matrix) and 6 (Activity Schedule).

Subject to satisfactory performance of the Contractor, which will be assessed through measurement of the Key Performance Indicator's (Refer Tender Document 8) it is intended that the Contract will be further extended annually in twelve months increments up to a maximum of three years and an overall maximum contract period of five years.

II.1.5) Estimated total value

Value excluding VAT: £1,005,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 50800000 - Miscellaneous repair and maintenance services
- 50531200 - Gas appliance maintenance services
- 50531100 - Repair and maintenance services of boilers
- 50531000 - Repair and maintenance services for non-electrical machinery
- 44621000 - Radiators and boilers
- 44621200 - Boilers
- 44621220 - Central-heating boilers
- 44621221 - Parts of central-heating boilers
- 71313410 - Risk or hazard assessment for construction

II.2.3) Place of performance

NUTS codes

- UKM82 - Glasgow City

Main site or place of performance

Glasgow, United Kingdom

II.2.4) Description of the procurement

Single Stage Tendering in accordance with Regulations 28 (Open Procedure) of the Public Contracts (Scotland) Regulations 2015.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £1,005,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

May take up option of twelve month extensions up to a maximum of three further years (2028-2031) at an estimated value 201000 GBP

(excluding VAT) per annum.

The annual anticipated cost per annum excluding VAT is 201000 GBP

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

Economic Operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public

Contracts (Scotland) Regulations 2015.

SPD Question 2D.1.2- Bidders must provide a separate SPD response (Sections A and B of this Part and Part III) for each subcontractor.

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

Gas Safe Register

NICEIC or SELECT Electrical Contractors Association of Scotland

III.1.2) Economic and financial standing

List and brief description of selection criteria

Bidders will be required to have a minimum 'general' yearly turnover of 402,000 GBP for the last two years or have an average yearly turnover of a minimum of 402,000 GBP for the last two years.

Where turnover information is not available for the time period requested, the bidder will be required to state the date which they were set up or started trading.

It is a requirement of this contract that bidders hold, or can commit to obtain prior to the commencement of any subsequently awarded contract, the types and levels of insurances indicated below:

Employer's (Compulsory) Liability Insurance - 5,000,000 GBP

Public Liability Insurance - 5,000,000 GBP

III.1.3) Technical and professional ability

List and brief description of selection criteria

Question 4C.1.2 - Bidders will be required to provide two examples of Gas Servicing and also two examples of providing Legionnaires Disease Risk Assessments that are similar to the requirements of Milnbank Housing Association and demonstrate that they have the relevant experience to deliver the services/supplies as described in part I.1.4 of the Find a Tender Service Contract Notice or the relevant section of the Site Notice.

Question 4C.4 - If bidders intend to use a supply chain to deliver the requirements detailed in the Contract Notice, they should confirm they have (or have access to) the relevant supply chain management and tracking systems to ensure a resilient and sustainable supply chain.

This will include confirmation that they have the systems in place to pay subcontractors through the supply chain promptly and effectively, and provide evidence when requested of:

a) their standard payment terms

b) 95% of all supply chain invoices being paid on time (in accordance with the terms of contract) in the last financial year.

If the bidder is unable to confirm (b) they must provide an improvement plan, signed by their Director, which improves the payment performance.

Questions 4C8.1 and 4C8.2 - Bidders will be required to confirm their average annual manpower for the last three years. Bidders will be required to confirm their and the number of managerial staff for the last three years.

Question 4C.9 - Bidders will be required to demonstrate that they have (or have access to) the relevant tools, plant or technical equipment to deliver the types of requirements detailed in I.1.4 in the Find a Tender Service Contract Notice or the relevant section of the Site Notice

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Tender Document 8 'Key Performance Indicators' attached to this Contract Notice.

Where performance falls below the minimum acceptable level during the Contract, the Contractor will be required to produce a Remedial Plan for the approval of Milnbank Housing Association.

Failure to produce a Remedial Plan or implement an approved Remedial Plan will be deemed to be a breach of the Contract, which may lead to the termination of the Contractor.

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

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

Date

14 January 2026

Local time

12:00pm

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: 14 April 2026

IV.2.7) Conditions for opening of tenders

Date

14 January 2026

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 2027 at the earliest if the optional 12 month extensions are not applied

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

SPD, Part IV Section C 'Technical and Professional Ability' will be scored on a pass or fail basis using the following scoring methodology;

0 - Unacceptable - Nil or inadequate response. Fails to demonstrate an ability to meet the requirement. A Tenderer which scores '0 – Unacceptable' against any question will be disqualified.

1 - Poor - Response is partially relevant and poor. The response addresses some elements of the requirement but contains insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

2 - Acceptable - Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details on how the requirement will be fulfilled in certain areas.

3 - Good - Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements will be fulfilled.

4 – Very Good - Response is largely relevant and very good. The response demonstrates a very good understanding of the requirements and provides adequate details on how the requirements will be fulfilled.

5 - Excellent - Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a thorough understanding of the requirement and provides details of how the requirement will be met in full.

A Tenderer will be required to achieve a minimum score of 2 against each Question within Part C, i.e. a score of 2 or greater shall represent a Pass whereas a score of 1 or lower will represent a Fail.

Milnbank Housing Association will disregard, and not evaluate the remainder of a Tenderers bid should the Tenderer fail to achieve the minimum score of 2 (a Pass) against any of the Questions included with Part C

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=817161.

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.

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:

Please refer Tender Document 9 'Community Benefits'

(SC Ref:817161)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=817161

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court and Justice of the Peace Court

Glasgow

Country

United Kingdom

