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Tender

Barrhead Housing Association - Four Year Contract for Gas Servicing and Boiler Replacement Works

Barrhead Housing Association

F02: Contract notice

Notice identifier: 2025/S 000-080341

Procurement identifier (OCID): ocds-h6vhtk-05f027

Published 5 December 2025, 4:31pm

Section I: Contracting authority

I.1) Name and addresses

Barrhead Housing Association

60-70 Main Street

Barrhead

G78 1SB

Contact

Scott Stewart

Email

scotts@barrheadha.org

Telephone

+44 1418810638

Country

United Kingdom

NUTS code

UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Internet address(es)

Main address

<http://www.barrheadha.org>

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

Barrhead Housing Association - Four Year Contract for Gas Servicing and Boiler Replacement Works

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 and Boiler Replacement Works though installation of new condensing combination boilers, controls and flues throughout tenant occupied properties within East Renfrewshire. Specifically the services and works are envisaged to include;

An annual gas service and reactive maintenance (including parts) to each property, also including the recording, testing and service to existing smoke, heat and CO detectors. At the date of inviting tenders, Barrhead Housing Association require the annual gas service and reactive maintenance to be provided to 1,021no properties and Barrhead Housing Association office;

Replacement of existing boilers with new condensing combination boilers, control and flues to approximately 89no properties during financial year 2026-2027 and 83no properties during financial year 2027-2028. Barrhead Housing Association may also require additional replacement works to boilers or full heating systems during the potential seven year contract period, which will be determined during the contract period once Barrhead Housing Associations budget's and planned maintenance requirements become known for each financial year after the initial two year period of the contract;

An annual service and reactive maintenance to 6no properties with existing electrical heating systems also including the recording, testing and service to existing smoke, heat and CO detectors; and

Annual servicing of NIBE S735-7 Exhaust Air Heat Pump (EAHP) systems to 12no new build flatted properties in Barrhead Town Centre that are due for completion in late 2026

and may be included as a requirement by Barrhead Housing Association during financial year 2027-2028. The cost and rates annual servicing of the EAHP systems will be agreed as a variation between the Contractor and Barrhead Housing Association during the contract period.

The Contract duration is four years (forty-eight months) from the commencement date of 1 April 2026 until 31 March 2030.

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 extended by a further years until 31 March 2033.

II.1.5) Estimated total value

Value excluding VAT: £2,226,000

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
- 44621100 - Radiators
- 44621110 - Central-heating radiators
- 44621111 - Non-electrically-heated central-heating radiators
- 44621112 - Parts of central-heating radiators
- 44621200 - Boilers
- 44621220 - Central-heating boilers
- 44621221 - Parts of central-heating boilers

- 39715210 - Central-heating equipment
- 44115200 - Plumbing and heating materials
- 44115220 - Heating materials
- 44163121 - Heating pipes
- 44600000 - Tanks, reservoirs and containers; central-heating radiators and boilers
- 44620000 - Central-heating radiators and boilers and parts
- 45232141 - Heating works
- 45315000 - Electrical installation work of heating and other electrical building-equipment
- 45331000 - Heating, ventilation and air-conditioning installation work
- 45331100 - Central-heating installation work
- 50720000 - Repair and maintenance services of central heating
- 50721000 - Commissioning of heating installations

II.2.3) Place of performance

NUTS codes

- UKM83 - Inverclyde, East Renfrewshire and Renfrewshire

Main site or place of performance

Barrhead, Neilston, Newton Mearns, Thornliebank and Giffnock, East Renfrewshire

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: 80

Price - Weighting: 20

II.2.6) Estimated value

Value excluding VAT: £2,226,000

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

Duration in months

48

This contract is subject to renewal

Yes

Description of renewals

May take up option of three further years (2030-2033) at an estimated value 318000 GBP (excluding VAT) per annum.

The annual anticipated cost per annum within the Contract Notice excluding VAT is 111000 GBP for gas servicing and 207000 for planned maintenance replacements of existing boilers or full heating systems during the contract period

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 636,000 GBP for the last two years or have an average yearly turnover of a minimum of 636,000 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

Professional Indemnity Risk Insurance - 1,000,000 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 undertaking boiler and heating replacement works to domestic properties that are similar to the requirements of Barrhead Housing Association and demonstrate that they have the relevant experience to deliver the services/supplies as described in part III.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 Barrhead 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

19 January 2026

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

19 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: 2029 at the earliest if the optional

three year extension is 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.

Barrhead 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=817825.

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:817825)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=817825

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court and Justice of the Peace Court

Glasgow

Country

United Kingdom