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Tender

Repairs, Maintenance, and Voids- Lotted Framework

Caledonia Housing Association

F02: Contract notice

Notice identifier: 2025/S 000-082724

Procurement identifier (OCID): ocids-h6vhtk-059e39

Published 15 December 2025, 8:48am

Section I: Contracting authority

I.1) Name and addresses

Caledonia Housing Association

Suite 4 Saltire House, 3 Whitefriars Crescent

Perth

PH2 0PA

Email

Samuel.Zachariah@caledoniaha.co.uk

Telephone

+44 8006781228

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.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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://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

Repairs, Maintenance, and Voids- Lotted Framework

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Repairs, Maintenance, and Voids- Lotted Framework (2026 – 2028) With options to extend for 2 x 12-month periods (maximum duration: 4 years)

II.1.5) Estimated total value

Value excluding VAT: £16,500,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

2

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

As stated in the ITT, page 3, Restriction on Number of Contractors for the Lots

II.2) Description

II.2.1) Title

West (East Dunbartonshire, West Dunbartonshire & North Lanarkshire)

Lot No

1

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM81 - East Dunbartonshire, West Dunbartonshire and Helensburgh & Lomond
- UKM84 - North Lanarkshire

Main site or place of performance

West (East Dunbartonshire, West Dunbartonshire & North Lanarkshire)

II.2.4) Description of the procurement

The Framework is a geographical, multi-lotted, multi-trade service covering reactive repairs and voids operating 365 days per year and 24/7 (in-day and out-of-hours) to properties and common areas at various sites within the Association's stock for the Association's tenants and owners.

The Framework will cover full multi-trade works, including any combination of trades. As a minimum, this must include: Joinery, Electricals (including door entry, TV aerials and electrical heating works), Plumbing, Painting, Building, Stonework, Roofing, Plasterer, Roughcasting, Glazing, uPVC Windows and doors repairs and drainage works including jetting, clearing & camera works (note: this list is not exhaustive). The Scope also includes provision for out-of-hours cover and voids. Ad hoc Kitchen & Bathroom renewal works; medical adaptations, and any relevant cyclical works may also be included.

A maximum of 2 providers appointed to each Geographical Lot of the Framework. The highest-ranking Bidder will not have exclusive rights to all R&M and Voids works under this Framework in Geographical Lots 1 - 4.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50%

Cost criterion - Name: Cost of Service / Weighting: 50%

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

The Framework will be for a period of 4 years. It will initially run for 24 months, with the option to extend for a further 2 separate 12-month periods at The Association's discretion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

As required and stated in the ITT

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

See attached ITT

II.2) Description

II.2.1) Title

Perthshire

Lot No

2

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perthshire

II.2.4) Description of the procurement

The Framework is a geographical, multi-lotted, multi-trade service covering reactive repairs and voids operating 365 days per year and 24/7 (in-day and out-of-hours) to properties and common areas at various sites within the Association's stock for the Association's tenants and owners.

The Framework will cover full multi-trade works, including any combination of trades. As a minimum, this must include: Joinery, Electricals (including door entry, TV aerials and electrical heating works), Plumbing, Painting, Building, Stonework, Roofing, Plasterer, Roughcasting, Glazing, uPVC Windows and doors repairs and drainage works including jetting, clearing & camera works (note: this list is not exhaustive). The Scope also includes provision for out-of-hours cover and voids. Ad hoc Kitchen & Bathroom renewal works; medical adaptations, and any relevant cyclical works may also be included.

A maximum of 2 providers appointed to each Geographical Lot of the Framework. The highest-ranking Bidder will not have exclusive rights to all R&M and Voids works under this Framework in Geographical Lots 1 - 4.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50%

Cost criterion - Name: Cost of Service / Weighting: 50%

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

The Framework will be for a period of 4 years. It will initially run for 24 months, with the option to extend for a further 2 separate 12-month periods at The Association's discretion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

As required and stated in the ITT

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

See attached ITT

II.2) Description

II.2.1) Title

Dundee City, Fife & Angus

Lot No

3

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM71 - Angus and Dundee City

Main site or place of performance

Dundee City, Fife & Angus

II.2.4) Description of the procurement

The Framework is a geographical, multi-lotted, multi-trade service covering reactive repairs and voids operating 365 days per year and 24/7 (in-day and out-of-hours) to properties and common areas at various sites within the Association's stock for the Association's tenants and owners.

The Framework will cover full multi-trade works, including any combination of trades. As a minimum, this must include: Joinery, Electricals (including door entry, TV aerials and electrical heating works), Plumbing, Painting, Building, Stonework, Roofing, Plasterer, Roughcasting, Glazing, uPVC Windows and doors repairs and drainage works including jetting, clearing & camera works (note: this list is not exhaustive). The Scope also includes provision for out-of-hours cover and voids. Ad hoc Kitchen & Bathroom renewal works; medical adaptations, and any relevant cyclical works may also be included.

A maximum of 2 providers appointed to each Geographical Lot of the Framework. The highest-ranking Bidder will not have exclusive rights to all R&M and Voids works under this Framework in Geographical Lots 1 - 4.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50%

Cost criterion - Name: Cost of Service / Weighting: 50%

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

The Framework will be for a period of 4 years. It will initially run for 24 months, with the option to extend for a further 2 separate 12-month periods at The Association's discretion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

As required and stated in the ITT

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

See attached ITT

II.2) Description

II.2.1) Title

Inverness

Lot No

4

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

Main site or place of performance

Inverness

II.2.4) Description of the procurement

The Framework is a geographical, multi-lotted, multi-trade service covering reactive repairs and voids operating 365 days per year and 24/7 (in-day and out-of-hours) to properties and common areas at various sites within the Association's stock for the Association's tenants and owners.

The Framework will cover full multi-trade works, including any combination of trades. As a minimum, this must include: Joinery, Electricals (including door entry, TV aerials and electrical heating works), Plumbing, Painting, Building, Stonework, Roofing, Plasterer, Roughcasting, Glazing, uPVC Windows and doors repairs and drainage works including jetting, clearing & camera works (note: this list is not exhaustive). The Scope also includes provision for out-of-hours cover and voids. Ad hoc Kitchen & Bathroom renewal works; medical adaptations, and any relevant cyclical works may also be included.

A maximum of 2 providers appointed to each Geographical Lot of the Framework. The highest-ranking Bidder will not have exclusive rights to all R&M and Voids works under this Framework in Geographical Lots 1 - 4.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50%

Cost criterion - Name: Cost of Service / Weighting: 50%

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

The Framework will be for a period of 4 years. It will initially run for 24 months, with the option to extend for a further 2 separate 12-month periods at The Association's discretion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

As required and stated in the ITT

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

See attached ITT

II.2) Description

II.2.1) Title

Specialist Works – Conservation & Listed Buildings

Lot No

5

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

All Areas

II.2.4) Description of the procurement

Lot 5 is for Specialist Works to Conservation & Listed Buildings in the attached stock list named 'Lot 5 Stock List - Conservation and Listed Building - November 2025'. It is intended to be a non-ranked Lot under the framework and it is our intention to have a flexible and balanced spread of works to trades contractors on the framework in this Lot and this will be based on, VfM, availability, capacity, skillset, capability, location (proximity

to live work orders) and KPI performance.

This lot will cover:

1. Stonemason – for repairing or replicating original stonework and facades.
2. Joiner / Carpenter (Heritage Specialist) – for restoring sash windows, doors, and timber structures.
3. Roofing Specialist – particularly skilled in slate, clay tile, or lead work restoration.
4. Bricklayer (Repointing & Lime Mortar Specialist) – for period brickwork restoration.
5. Glazier (Traditional / Leaded Glass) – for sash windows or stained-glass restoration.

There will be no requirement to cover OOH in this lot, OOH will be covered under Lots 1 – 4.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50%

Cost criterion - Name: Cost of Service / Weighting: 50%

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

The Framework will be for a period of 4 years. It will initially run for 24 months, with the option to extend for a further 2 separate 12-month periods at The Association's discretion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

As required and stated in the ITT

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

See attached ITT

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

All as stated in the ITT for each Lot

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

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

All as stated in the ITT for each Lot

III.2.2) Contract performance conditions

Form of Contract and the KPIs

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.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

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.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-058162](#)

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

Date

26 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

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

IV.2.7) Conditions for opening of tenders

Date

26 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: All as stated in the ITT for each Lot

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

Please ensure that you read and understand the ITT requirements. You must return the following:

- 1- Completed Word version SDP
- 2- Evidence for you meeting the SPD criteria
- 3- Completed Financial Ratio Sheet in Excel
- 4- Completed CB clause
- 5- Completed Pricing Schedule for each Lot
- 6- Completed Quality Submission for Lots 1-4 or Lot 5 (and evidence)
- 7- Form of Tender for each Lot you are bidding for

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=818487.

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:

See attached CB Clause for % contribution on Framework

(SC Ref:818487)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court and Justice of the Peace Court

1 Carlton Place

Glasgow

G5 9TW

Country

United Kingdom