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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): ocds-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](mailto:Samuel.Zachariah@caledoniaha.co.uk)

#### **Telephone**

+44 8006781228

#### **Country**

United Kingdom

#### **NUTS code**

UKM - Scotland

**Internet address(es)**

Main address

[www.caledoniaha.co.uk](http://www.caledoniaha.co.uk)

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA17204](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

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## **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 &amp; 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

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## **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

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## **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

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## **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](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](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