

**United Kingdom-Edinburgh: Repair and maintenance services**

**OJ S 127/2020 03/07/2020**

**Contract notice**

**Services**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Procurement for Housing Ltd (t/a PfH Scotland)

Postal address: 95 McDonald Road

Town: Edinburgh

NUTS code: UKM Scotland

Postal code: EH7 4NS

Country: United Kingdom

E-mail: [pconway@pfh.co.uk](mailto:pconway@pfh.co.uk)

Telephone: +44 8000315405

**Internet address(es):**

Main address: <http://www.pfhscotland.co.uk>

Address of the buyer profile: <https://in-tendhost.co.uk/procurementforhousing/>

**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: <https://in-tendhost.co.uk/procurementforhousing/>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: <https://in-tendhost.co.uk/procurementforhousing/>

**I.4. Type of the contracting authority**

Body governed by public law

**I.5. Main activity**

General public services

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**Section II: Object**

**II.1. Scope of the procurement**

**II.1.1. Title**

Responsive Repairs, Voids and Associated Works (Scotland) Dynamic Purchasing System

Reference number: PfH00000101

**II.1.2. Main CPV code**

50000000 Repair and maintenance services

**II.1.3.**

## **Type of contract**

Services

### **II.1.4. Short description**

Procurement for Housing/PfH Scotland wish to establish a DPS for the delivery of responsive repairs, voids and associated works for PfH members throughout Scotland. It is intended that the DPS will run for an initial period of 5 years with the option to extend for a further period of up to 5 years. The opportunity has been divided into five categories as follows:

- 1) Full-service/Multi-discipline Provision,
- 2) General Repairs and Joinery,
- 3) Plumbing and Heating,
- 4) Electrical, and
- 5) Specialist Works.

Organisations can apply to become qualified suppliers in one or more lots. At the invitation to tender stage PfH members will define the requirements including tender requirements and specification, delivery model, pricing model and form of contract.

### **II.1.5. Estimated total value**

Value excluding VAT: 250 000 000,00 GBP

### **II.1.6. Information about lots**

This contract is divided into lots: yes  
Tenders may be submitted for all lots

## **II.2. Description**

### **II.2.1. Title**

Full-service/Multi-discipline Provision  
Lot No: 1

### **II.2.2. Additional CPV code(s)**

50000000 Repair and maintenance services, 50711000 Repair and maintenance services of electrical building installations, 50531100 Repair and maintenance services of boilers, 50800000 Miscellaneous repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50712000 Repair and maintenance services of mechanical building installations, 50720000 Repair and maintenance services of central heating

### **II.2.3. Place of performance**

NUTS code: UKM Scotland

### **II.2.4. Description of the procurement**

Delivery of all responsive repair's requirements and/or completion of full voids refurbishment works. Requirements are likely to comprise general repairs and joinery works, plumbing and heating works and electrical works. Qualified contractors may be required to supplement existing direct labour or fully manage the end to end process of delivering responsive repairs and/or voids on behalf of PfH Members. Please refer to procurement documents for further detail.

### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

## **II.2.6. Estimated value**

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

It is intended that the DPS will run for an initial period of 5 years with the option to extend for a further period of up to 5 years.

## **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 5  
Objective criteria for choosing the limited number of candidates :

Number of candidates will be dependent of the number of approved contractors admitted to the Dynamic Purchasing System.

## **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:  
yes

Identification of the project: Projects awarded via the DPS may include an element of European Union funds this will be confirmed at call-off stage.

## **II.2.14. Additional information**

### **II.2. Description**

#### **II.2.1. Title**

General Repairs and Joinery

Lot No: 2

#### **II.2.2. Additional CPV code(s)**

50000000 Repair and maintenance services, 50800000 Miscellaneous repair and maintenance services, 50700000 Repair and maintenance services of building installations

#### **II.2.3. Place of performance**

NUTS code: UKM Scotland

#### **II.2.4. Description of the procurement**

Delivery of general building repairs and responsive repairs requirements and/or completion of general repairs and joinery voids refurbishment works. Qualified contractors may be required to supplement existing direct labour or fully manage the end to end process of delivering responsive repairs and/or voids on behalf of PfH members. Please refer to procurement documents for further detail.

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

It is intended that the DPS will run for an initial period of 5 years with the option to extend for a further period of up to 5 years.

### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 5 Objective criteria for choosing the limited number of candidates :

Number of candidates will be dependent of the number of approved contractors admitted to the Dynamic Purchasing System.

### **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: yes

Identification of the project: Projects awarded via the DPS may include an element of European Union funds this will be confirmed at call-off stage.

### **II.2.14. Additional information**

#### **II.2. Description**

#### **II.2.1. Title**

Plumbing and Heating

Lot No: 3

#### **II.2.2. Additional CPV code(s)**

50000000 Repair and maintenance services, 50531100 Repair and maintenance services of boilers, 50800000 Miscellaneous repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50712000 Repair and maintenance services of mechanical building installations, 50720000 Repair and maintenance services of central heating

#### **II.2.3. Place of performance**

NUTS code: UKM Scotland

#### **II.2.4. Description of the procurement**

Delivery of plumbing, heating and/or gas responsive repairs requirements and/or completion of plumbing and heating voids refurbishment works. Qualified contractors may be required to supplement existing direct labour or fully manage the end to end process of delivering responsive repairs and/or voids on behalf of PfH members. Please refer to procurement documents for further detail.

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

## **II.2.6. Estimated value**

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

It is intended that the DPS will run for an initial period of 5 years with the option to extend for a further period of up to 5 years.

## **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 5  
Objective criteria for choosing the limited number of candidates :

Projects awarded via the DPS may include an element of European Union funds this will be confirmed at call-off stage.

## **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:  
yes

Identification of the project: Projects awarded via the DPS may include an element of European Union funds this will be confirmed at call-off stage.

## **II.2.14. Additional information**

### **II.2. Description**

#### **II.2.1. Title**

Electrical

Lot No: 4

#### **II.2.2. Additional CPV code(s)**

50000000 Repair and maintenance services, 50800000 Miscellaneous repair and maintenance services, 50700000 Repair and maintenance services of building installations, 50711000 Repair and maintenance services of electrical building installations

#### **II.2.3. Place of performance**

NUTS code: UKM Scotland

#### **II.2.4. Description of the procurement**

Delivery of electrical responsive repairs requirements and/or completion of electrical voids refurbishment works. Qualified contractors may be required to supplement existing direct labour or fully manage the end to end process of delivering responsive repairs and/or voids on behalf of PfH members. Please refer to procurement documents for further detail.

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

It is intended that the DPS will run for an initial period of 5 years with the option to extend for a further period of up to 5 years.

### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 5 Objective criteria for choosing the limited number of candidates :

Number of candidates will be dependent of the number of approved contractors admitted to the Dynamic Purchasing System.

### **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: yes

Identification of the project: Projects awarded via the DPS may include an element of European Union funds this will be confirmed at call-off stage.

### **II.2.14. Additional information**

#### **II.2. Description**

#### **II.2.1. Title**

Specialist Works

Lot No: 5

#### **II.2.2. Additional CPV code(s)**

50000000 Repair and maintenance services, 50800000 Miscellaneous repair and maintenance services, 50700000 Repair and maintenance services of building installations

#### **II.2.3. Place of performance**

NUTS code: UKM Scotland

#### **II.2.4. Description of the procurement**

Delivery of specialist responsive repairs requirements and/or completion of specialist voids refurbishment works. Qualified contractors may be required to supplement existing direct labour or fully manage the end to end process of delivering responsive repairs and/or voids on behalf of PfH members. Please refer to procurement documents for further detail.

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

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

Duration in months: 60

This contract is subject to renewal: yes

Description of renewals:

It is intended that the DPS will run for an initial period of 5 years with the option to extend for a further period of up to 5 years.

#### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 5  
Objective criteria for choosing the limited number of candidates :

Number of candidates will be dependent of the number of approved contractors admitted to the Dynamic Purchasing System.

#### **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:  
yes

Identification of the project: Projects awarded via the DPS may include an element of European Union funds this will be confirmed at call-off stage.

#### **II.2.14. Additional information**

### **Section III: Legal, economic, financial and technical information**

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#### **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:

As a minimum organisations must hold the accreditation's detailed below as applicable to the categories for which they wish to apply. Applicants are required to provide evidence of the required accreditation's in order to be admitted as an approved contractor to the Dynamic Purchasing System:

- 1 — full-service/multi-discipline provision — Gas Safe and NICEIC;
- 4 — electrical — NICEIC.

##### **III.1.2. Economic and financial standing**

List and brief description of selection criteria:

Minimum 2 years of financial accounts.

Minimum level(s) of standards possibly required:

GBP 5 000 000 employers' liability insurance.

GBP 5 000 000 Public liability insurance.

##### **III.1.3. Technical and professional ability**

List and brief description of selection criteria:

Applicants must be able to demonstrate the necessary capacity and capability to deliver the works/services required per category.

#### **III.2. Conditions related to the contract**

##### **III.2.2. Contract performance conditions**

Will be included within the invitation to tender documentation issued under the Dynamic Purchasing System.

## Section IV: Procedure

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### IV.1. Description

#### IV.1.1. Type of procedure

Restricted procedure

#### IV.1.3. Information about a framework agreement or a dynamic purchasing system

The procurement involves the setting up of a dynamic purchasing system. The dynamic purchasing system might be used by additional purchasers.

#### 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 in the OJ S: [2020/S 102-247223](#)

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

Date: 21/05/2025 Local time: 17:00

#### IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates

Date: 02/06/2025

#### 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)

## Section VI: Complementary information

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### VI.1. Information about recurrence

This is a recurrent procurement: no

### VI.3. Additional information

Procurement for Housing is a national procurement consortium dedicated to the social housing sector and supported by the National Housing Federation ('NHF'), Chartered Institute of Housing ('CIH') and HouseMark. Collectively members manage more than 75 % of UK's social housing stock, with procurement for Housing helping them to achieve efficiency savings using a wide range of services including framework agreements, spend analyses, strategy reviews, consolidated billing and comprehensive reporting.

Procurement for Housing is a contracting authority under Regulation 2 of the Public Contracts Regulations 2015 and a central purchasing body under Regulation 37 and under Regulation 2 of the Public Contracts (Scotland) Regulations and a central purchasing body under Regulation 38.

PfH Scotland is the Scottish arm of Procurement for Housing, which was set up in 2013 to meet the specific legislative and member requirements in Scotland.

Please refer to <https://www.pfhscotland.co.uk/> and <http://procurementforhousing.co.uk/> for additional information.

Procurement for Housing is administered by Inprova Ltd ('Inprova') and is headquartered in the North West of England with over 20 years of expertise and experience offering a complete procurement solutions package across outsourcing, technology and consultancy. By integrating procurement services and technology, Inprova operates as a delivery partner supporting business performance improvement for both public and private sector clients.

Permissible users

This Dynamic Purchasing System ('DPS') may be used by any contracting authority listed in or referred to in the OJEU notice.

This includes:

- all current members of PfH Scotland at the time of the OJEU notice for this procurement, as detailed on the following page of the PFH Scotland website <https://www.pfhscotland.co.uk/members/>
- any registered provider of social housing that becomes a member of Procurement for Housing/PfH Scotland during the period of the DPS;
- any public authority (as defined in the Freedom of Information Act 2000 for public authorities) UK-wide public authorities based in Scotland or as defined in the Freedom of Information (Scotland) Act 2002 for Scottish public authorities that becomes a member of Procurement for Housing/PfH Scotland at any time during the period of the DPS;
- any local authority as defined in the Local Government (Scotland) Act 1973 for Scottish local authorities that becomes a member of Procurement for Housing/PfH Scotland at any time during the period of the DPS;
- any housing arm's length management organisation that becomes a member of Procurement for Housing/PfH Scotland during the period of the DPS;
- any wholly owned subsidiary of any of the above organisations; and
- any other contracting authority listed on the following page of the Procurement for Housing website — <http://procurementforhousing.co.uk/permissible-users/> at the time of the OJEU notice for this procurement.

These bodies are referred to collectively as 'PfH Members' in this procurement process.

Community benefits are included in this requirement. For more information see: <http://www.publiccontractscotland.gov.uk/info/InfoCentre.aspx?ID=2361>

A summary of the expected community benefits has been provided as follows:

Details related to community benefits will be incorporated in at the invitation to tender stage based on member specific requirements and value of the contract to be awarded.

(SC Ref:624561)

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: Edinburgh Sheriff Court

Postal address: 27 Chambers Street

Town: Edinburgh

Postal code: EH1 1LB

Country: United Kingdom

##### **VI.5. Date of dispatch of this notice**

01/07/2020