

**United Kingdom-Linwood: Repair and maintenance services of building installations**

OJ S 187/2014 30/09/2014

Contract notice

Services

Directive 2004/18/EC

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Linstone Housing Association

Postal address: 178 Bridge Street

Town: Linwood

Postal code: PA3 3DB

Country: United Kingdom

Contact person: Director of Housing and Property Services

For the attention of: David Adam

E-mail: [contracts@linstone.co.uk](mailto:contracts@linstone.co.uk)

Telephone: +44 1505382383

Fax: +44 1505382384

**Internet address(es):**General address of the contracting authority: [www.linstone.co.uk](http://www.linstone.co.uk)Address of the buyer profile: [http://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA11884](http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA11884)Electronic access to information: [www.publictendersscotland.publiccontractsscotland.gov.uk](http://www.publictendersscotland.publiccontractsscotland.gov.uk)Electronic submission of tenders and requests to participate: [www.publictendersscotland.publiccontractsscotland.gov.uk](http://www.publictendersscotland.publiccontractsscotland.gov.uk)**Additional information can be obtained from:**

Official name: Linstone Housing Association

Postal address: 32 Burnbrae Avenue

Town: Linwood

Postal code: PA3 3DD

Country: United Kingdom

E-mail: [repairs@linstone.co.uk](mailto:repairs@linstone.co.uk)

Telephone: +44 1505383383

Fax: +44 1505382384

Internet address: [www.linstone.co.uk](http://www.linstone.co.uk)**Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:**

Official name: Linstone Housing Association

Postal address: 32 Burnbrae Avenue

Town: Linwood

Postal code: PA3 3DD

Country: United Kingdom

Telephone: +44 1505384106

Fax: +44 1505382384

Internet address: [www.linstone.co.uk](http://www.linstone.co.uk)**Tenders or requests to participate must be submitted:** Official name: Linstone Housing Association

Postal address: 17 Bridge Street  
Town: Linwood  
Postal code: PA3 3Db  
Country: United Kingdom  
Contact person: Housing and Property Services  
For the attention of: David Adam, Director of Housing and property Services  
E-mail: [contracts@linstone.co.uk](mailto:contracts@linstone.co.uk)  
Telephone: +44 1505382383  
Fax: +44 1505382384  
Internet address: [www.linstone.co.uk](http://www.linstone.co.uk)

**I.2. Type of the contracting authority**

Body governed by public law

**I.3. Main activity**

Housing and community amenities

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: no

**Section II: Object of the contract**

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**II.1. Description**

**II.1.1. Title attributed to the contract by the contracting authority**

Linstone Housing 'Reactive Repairs' contract.

**II.1.2. Type of contract and place of performance or delivery**

Services

Service category No 1: Maintenance and repair services

Main site or place of performance: Renfrewshire, Scotland.

NUTS code UK United Kingdom

**II.1.3. Information about a framework agreement or a dynamic purchasing system**

The notice involves a public contract

**II.1.4. Information about framework agreement**

**II.1.5. Short description of the contract or purchase(s)**

The provision of a reactive repairs service to 1 570 properties covering void and tenanted properties and common works to around 500 factored owners. The scope of works is around 4 000 repair orders annually and the requirement is for an all trades provision with the exception of painting and gas maintenance/servicing. The contract period is expected to last 2 years with a year on year extension up to 3 years (5 years in total).

Note: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at [http://www.publiccontractsscotland.gov.uk/Search/Search\\_Switch.aspx?ID=321290](http://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=321290)

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at [http://www.publiccontractsscotland.gov.uk/sitehelp/help\\_guides.aspx](http://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.

#### **II.1.6. CPV code(s)**

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

#### **II.1.7. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: yes

#### **II.1.8. Lots**

This contract is divided into lots: no

#### **II.1.9. Information about variants**

Variants will be accepted: no

### **II.2. Scope of the procurement**

#### **II.2.1. Total quantity or scope**

An all trades provision for the reactive repairs for 1 560 tenanted properties. Works will include void works but gas servicing and maintenance is not included as is Painting. The contract is for a 2 year period with a 1 year (client discretion only) rolling extension up to a maximum of 5 years. The estimated contract values are based on a 5 year period should the rolling extensions be awarded awarded.

Estimated value excluding VAT:

Range: between 4 000 000 and 5 000 000 GBP

#### **II.2.2. Information about options**

Options: no

#### **II.2.3. Information about renewals**

This contract is subject to renewal: no

### **II.3. Duration of the contract or time limit for completion**

Start 3.2.2015. Completion 7.2.2020

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

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### **III.1. Conditions related to the contract**

#### **III.1.1. Deposits and guarantees required**

#### **III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them**

Payment made on satisfactory completion of jobs. An application for payment shall be submitted by the successful contractor and payment shall be made that matches the works costs issued. All variations to be authorised prior to payment. Payment time-scales are 10 days following verification of the application for payment.

#### **III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded**

#### **III.1.4. Contract performance conditions**

The performance of the contract is subject to particular conditions: no

### **III.2. Conditions for participation**

### **III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions: (1) All candidates will be required to produce a certificate or declaration demonstrating that they are not bankrupt or the subject of an administration order, are not being wound-up, have not granted a trust deed, are not the subject of a petition presented for sequestration of their estate, have not had a receiver, manager or administrator appointed and are not otherwise apparently insolvent.

(2) All candidates will be required to produce a certificate or declaration demonstrating that the candidate, their directors, or any other person who has powers of representation, decision or control of the candidate has not been convicted of conspiracy, corruption, bribery, or money laundering. Failure to provide such a declaration will result in the candidate being declared ineligible and they will not be selected to participate in this procurement process.

(3) All candidates will be required to produce a certificate or declaration demonstrating that they have not been convicted of a criminal offence relating to the conduct of their business or profession.

(4) All candidates will be required to produce a certificate or declaration demonstrating that they have not committed an act of grave misconduct in the course of their business or profession.

(5) All candidates must comply with the requirements of the State in which they are established, regarding registration on the professional or trade register.

(6) Any candidate found to be guilty of serious misrepresentation in providing any information required, may be declared ineligible and not selected to continue with this procurement process.

(7) All candidates will have to demonstrate that they are licensed, or a member of the relevant organisation, in the State where they are established, when the law of that State prohibits the provision of the services, described in this notice, by a person who is not so licensed or who is not a member of the relevant organisation.

(8) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of social security contributions under the law of any part of the United Kingdom or of the relevant State in which the candidate is established.

(9) All candidates will be required to produce a certificate or declaration demonstrating that they have fulfilled obligations relating to the payment of taxes under the law of any part of the United Kingdom or of the relevant State in which the economic operator is established.  
Contained in the PQQ document.

### **III.2.2. Economic and financial ability**

List and brief description of conditions: (1) All candidates will be required to provide evidence of relevant professional risk indemnity insurance.

(2) All candidates will be required to provide statements of accounts or extracts from those accounts relating to their business.

Contained in the PQQ document.

Minimum level(s) of standards possibly required: Contained in the PQQ document.

### **III.2.3. Technical and professional ability**

List and brief description of conditions:

(1) A statement of the candidate's average annual number of staff and managerial staff over the previous 3 years.

(2) All candidates will be required to provide certification drawn up by an independent body attesting the compliance of the economic operator with quality assurance standards based on

the relevant European standards.

(3) Certificates drawn up by official quality control institutes or agencies of recognised competence attesting the conformity of products clearly identified by references to specifications or standards.

(4) A statement of the principal goods sold or services provided by the supplier or the services provider in the past 3 years, detailing the dates on which the goods were sold or the services provided; the consideration received; the identity of the person to whom the goods were sold or the services were provided

(5) A check may be carried out by the contracting authority or by a competent official body of the State in which the candidate is established, to verify the technical capacity of the candidate; and if relevant, on the candidates study and research facilities and quality control measures;

(6) A statement of the candidate's technical facilities; measures for ensuring quality; and their study and research facilities;

(7) An indication of the proportion of the contract which the services provider intends possibly to subcontract.

(8) A statement of the technicians or technical services available to the candidate to carry out the work under the contract; or be involved in the production of goods or the provision of services under the contract; particularly those responsible for quality control, whether or not they are independent of the candidate.

Contained in the PQQ document.

Minimum level(s) of standards possibly required:

Contained in the PQQ document.

#### **III.2.4. Information about reserved contracts**

#### **III.3. Conditions specific to services contracts**

##### **III.3.1. Information about a particular profession**

##### **III.3.2. 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: yes

### **Section IV: Procedure**

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#### **IV.1. Type of procedure**

##### **IV.1.1. Type of procedure**

Restricted

##### **IV.1.2. Information about the limits on the number of candidates to be invited**

Envisaged minimum number 5: and Maximum number 8

Objective criteria for choosing the limited number of candidates: A PQQ will be required to completed where the following overarching criteria will be evaluated:

— Has in place the appropriate processes and procedures to deliver the requirements to deliver an efficient repairs service.

— Has proven technical capability in the delivery of a reactive repairs service within the social housing sector.

— Can provide flexible and suitably trained and competent personnel, with appropriate levels of supervision/management.

- Adheres to all relevant health and safety and environmental standards.
- Can demonstrate their status as being a financially viable organisation.

#### **IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

#### **IV.2. Award criteria**

##### **IV.2.1. Award criteria**

Lowest price

##### **IV.2.2. Information about electronic auction**

An electronic auction will be used: no

#### **IV.3. Administrative information**

##### **IV.3.1. File reference number attributed by the contracting authority**

##### **IV.3.2. Previous publication concerning this procedure**

###### **Prior information notice**

Notice number in the OJ S: [2014/S 149-268056](#) of 6.8.2014

##### **IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document**

Time limit for receipt of requests for documents or for accessing documents: 20.10.2014

##### **IV.3.4. Time limit for receipt of tenders or requests to participate**

27.10.2014 - 12:00

##### **IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

7.11.2014

##### **IV.3.6. Languages in which tenders or requests to participate may be submitted**

English.

##### **IV.3.7. Minimum time frame during which the tenderer must maintain the tender**

##### **IV.3.8. Conditions for opening of tenders**

#### **Section VI: Complementary information**

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##### **VI.1. Information about recurrence**

##### **VI.2. Information about European Union funds**

##### **VI.3. Additional information**

(SC Ref:321290)

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

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

Official name: Linstone Housing Association

Postal address: 17 Bridge Street Linwood

Town: Paisley

Postal code: PA3 3DB

Country: United Kingdom  
E-mail: [contracts@linstone.co.uk](mailto:contracts@linstone.co.uk)  
Telephone: +44 1505383383  
Fax: +44 150538284  
Internet address: [www.linstone.co.uk](http://www.linstone.co.uk)

**VI.4.2. Review procedure**

Precise information on deadline(s) for review procedures: Bidders should notify Linstone Association as soon as they become aware of any potential anomalies in the restricted procurement process. Appeals against the award can be submitted during the 15 day standstill period Linstone have established for this procurement exercise.

**VI.4.3. Service from which information about the review procedure may be obtained**

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

25.9.2014