

Ireland – Repair and maintenance services – Maintenance Services

OJ S 222/2025 18/11/2025

**Contract or concession notice – standard regime
Services**

1. Buyer**1.1. Buyer**

Official name: Co-operative Housing Ireland Society Ltd

Email: etenders@rand-associates.co.uk

Legal type of the buyer: Body governed by public law

Activity of the contracting authority: Housing and community amenities

2. Procedure**2.1. Procedure**

Title: Maintenance Services

Description: Responsive Maintenance, Void Property and Refurbishment Works, Cyclical Servicing and Out of Hours Emergency Callouts

Procedure identifier: e6e1835b-6187-4a1e-97ca-5439fc8c4155

Type of procedure: Open

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50000000 Repair and maintenance services

2.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

2.1.4. General information

Additional information: All documentation can be downloaded from <https://etenders.rand-associates.co.uk> This portal is for the downloading of the draft procurement documentation, submission of tenders and communicating requests for and responses to clarifications. All requests for procurement documentation, communications and submission of tenders must be made via the Portal, which can be accessed at <https://etenders.rand-associates.co.uk> After creating an account on eTenders@Rand, users will receive an email with a link to activate their account. Once activated and logged in, users will need the following code to register for the procurement documentation: CH1011 Economic operators may seek clarification where they consider any part of the procurement documentation is unclear. All queries and any clarifications must be communicated using the secure email messaging function within the Portal, but to be received no later than the clarification deadline, this will provide an audit trail of all clarification requests and responses issued. It will not be possible to respond to any queries received after that stipulated date and time. It is the Economic Operators responsibility to regularly monitor communications raised and issued through the Portal. Response to requests for clarification will be communicated to all Economic Operators through the portal secure email messaging system. When uploading Tender Documentation, Economic Operators must be aware of any speed limitations of their internet connection, system

configuration and general web traffic etc., as these may impact on the time taken to complete the transaction. Uploading of submissions must be completed by the deadline closing date and time. DO NOT WAIT until too near the closing time on the return date. Please note that the Portal will not permit tender submissions to be uploaded after the closing deadline. Tenders and supporting documentation must be visible to the Contracting Authority and their advisers only after the closing deadline. Should Economic Operators have any queries or experience difficulties with the registration or download/upload system they should contact the eTenders@Rand help desk by email etenders@rand-associates.co.uk

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Maintenance Services

Description: Procurement by Co-operative Housing Ireland Society Ltd (“Co-operative”) of Contractors to undertake Responsive Maintenance, Void Property and Refurbishment Works, Cyclical Servicing and Out of Hours Emergency Callouts to their housing stock located in 3 geographical groupings of Counties in Ireland. The Contracts will be for an initial 2 year period, with Co-operative having the option to extend the contracts for a potential total duration of 5 years. Lot 1 - Responsive Maintenance, Void Property Works, Refurbishment Works and Cyclical Servicing – South West Lot 2 - Responsive Maintenance, Void Property Works, Refurbishment Works and Cyclical Servicing – South East Lot 3 - Responsive Maintenance, Void Property Works, Refurbishment Works and Cyclical Servicing – North East Maximum number of lots for which one tenderer can submit tenders: 3 Maximum number of lots for which contracts can be awarded to one tenderer: 3

Internal identifier: CH1011

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 50000000 Repair and maintenance services

5.1.2. Place of performance

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

5.1.3. Estimated duration

Duration: 5 Years

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

5.1.11. Procurement documents

Address of the procurement documents: <https://etenders.rand-associates.co.uk/>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://etenders.rand-associates.co.uk/>

Languages in which tenders or requests to participate may be submitted: English

Electronic catalogue: Required

Deadline for receipt of tenders: 16/01/2026 15:00:00 (UTC+00:00) Western European Time, GMT

Deadline until which the tender must remain valid: 180 Days

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: yes

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

Electronic auction: no

5.1.16. Further information, mediation and review

Review organisation: Co-operative Housing Ireland Society Ltd

Information about review deadlines: 10 day standstill period

8. Organisations

8.1. ORG-0001

Official name: Co-operative Housing Ireland Society Ltd

Registration number: 3174R

Postal address: 7th Floor, The Generali Building, Blanchardstown Retail Park, Blanchardstown

Town: Dublin

Postcode: D15 YT2H

Country subdivision (NUTS): Dublin (IE061)

Country: Ireland

Contact point: Co-operative Housing Ireland Society Ltd

Email: etenders@rand-associates.co.uk

Telephone: 0861769232

Roles of this organisation:

Buyer

Review organisation

8.1. ORG-0000

Official name: Publications Office of the European Union

Registration number: PUBL

Town: Luxembourg

Postcode: 2417
Country subdivision (NUTS): Luxembourg (LU000)
Country: Luxembourg
Email: ted@publications.europa.eu
Telephone: +352 29291
Internet address: <https://op.europa.eu>

Roles of this organisation:

TED eSender

Notice information

Notice identifier/version: 75de2000-eb82-4864-8cda-50512c48c043 - 01
Form type: Competition
Notice type: Contract or concession notice – standard regime
Notice subtype: 16
Notice dispatch date: 14/11/2025 14:30:26 (UTC+00:00) Western European Time, GMT
Languages in which this notice is officially available: English
Notice publication number: 762709-2025
OJ S issue number: 222/2025
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