

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/006165-2026>

Tender

## **PKC13680 Housing Repairs - Term Maintenance Contract**

Perth & Kinross Council

F02: Contract notice

Notice identifier: 2026/S 000-006165

Procurement identifier (OCID): ocds-h6vhtk-05d387

Published 23 January 2026, 12:25pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Perth & Kinross Council

2 High Street

Perth

PH1 5PH

#### **Contact**

Louise Robinson

#### **Email**

[LARobinson@pkc.gov.uk](mailto:LARobinson@pkc.gov.uk)

#### **Telephone**

+44 1738475000

#### **Country**

United Kingdom

**NUTS code**

UKM77 - Perth & Kinross and Stirling

**Internet address(es)**

Main address

[www.pkc.gov.uk](http://www.pkc.gov.uk)

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

[www.publictendersscotland.publiccontractscotland.gov.uk](http://www.publictendersscotland.publiccontractscotland.gov.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.publictendersscotland.publiccontractscotland.gov.uk](http://www.publictendersscotland.publiccontractscotland.gov.uk)

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

Regional or local authority

**I.5) Main activity**

General public services

## **Section II: Object**

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

#### **II.1.1) Title**

PKC13680 Housing Repairs - Term Maintenance Contract

Reference number

PKC13680

#### **II.1.2) Main CPV code**

- 45211100 - Construction work for houses

#### **II.1.3) Type of contract**

Works

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

Perth and Kinross Council is inviting qualified contractors to join a new Framework Agreement designed to support our in-house team. This opportunity involves delivering responsive, ad-hoc repair and maintenance services, including emergency call-outs, to both our tenanted and void properties across our domestic housing stock. We welcome interest from small and medium-sized enterprises (SMEs) and contractors who may not have worked with us before.

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

Value excluding VAT: £8,138,000

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

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots  
12

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

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

Plumbing

Lot No

1

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

- 45332200 - Water plumbing work

**II.2.3) Place of performance**

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

General plumber works to water services and waste piping, sanitary ware and fittings etc., storage tanks, below ground drainage work, including jetting and hand rodding, drain lining etc.

**II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework may be extended for a maximum of 12 months

**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: No

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

Estimated annual value is 150,000GBP

## **II.2) Description**

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

Electrical Work

Lot No

2

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

- 50711000 - Repair and maintenance services of electrical building installations

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

General electrical works to wiring and electrical installations, including door entry, AICO smoke detection systems where applicable

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework may be extended for a maximum of 12 months.

### **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: No

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

The estimated annual value is 350,000 GBP

## **II.2) Description**

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

Joinery

Lot No

3

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

- 45421000 - Joinery work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

Minor repairs to internal doors, kitchen units, skirtings boards and flooring

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework may be extended for a maximum of 12 months.

#### **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: No

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

The estimated annual value is 150,000GBP

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

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

## Painting and Decorating

Lot No

4

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

- 45442100 - Painting work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

General painter works, internal and external, decorating single room to full properties, working at height etc

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework can be extended for a maximum of 12 months

### **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: No

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

The estimated annual value is 250,000GBP

## **II.2) Description**

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

Builder

Lot No

5

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

- 45300000 - Building installation work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

General builder works, repairing or renewing path and steps, harling and render repairs to external fabric of building

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework can be extended for a maximum of 12 months

### **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: No

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

The estimated annual value is 50,000GBP

## **II.2) Description**

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

Plasterer

Lot No

6

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

- 45410000 - Plastering work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

General plaster repairs from small patch size to full room

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework can be extended for a maximum of 12 months

#### **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: No

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

The estimated annual value is 50,000 GBP

## **II.2) Description**

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

Roofer

Lot No

7

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

- 45260000 - Roof works and other special trade construction works

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

General roof repairs, finding and repairing leaks, replacing individual slates, repairs to chimneys/removals, full roof replacement

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework can be extended for a maximum of 12 months

### **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: No

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

The estimated annual value is 100,000GBP

## **II.2) Description**

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

Glazing

Lot No

8

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

- 45441000 - Glazing work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

General glazing works to windows and doors

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework can be extended for a maximum of 12 months

### **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: No

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

The estimated annual value is 300,000GBP

## **II.2) Description**

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

Drainage

Lot No

9

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

- 45232452 - Drainage works

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

External drainage works including below ground drainage work, jetting and hand rodding, drain lining etc

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework can be extended for a maximum of 12 months

#### **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: No

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

The estimated annual value is 250,000GBP

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

**II.2.1) Title**

Blacksmith

Lot No

10

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

- 71550000 - Blacksmith services

**II.2.3) Place of performance**

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

General blacksmith work including handrails, fencing, gates, components etc

**II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework can be extended for a maximum of 12 months

**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: No

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

The estimated annual value is 30,000GBP

## **II.2) Description**

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

Fencing

Lot No

11

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

- 45340000 - Fencing, railing and safety equipment installation work

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

General fencing, renewal and repairs to timber fencing

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework can be extended for a maximum of 12 months

### **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: No

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

The estimated annual value is 40,000GBP

## **II.2) Description**

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

Solid Fuel Systems

Lot No

12

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

- 09110000 - Solid fuels

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

NUTS codes

- UKM77 - Perth & Kinross and Stirling

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

Annual servicing to all solid fuel systems and general ad-hoc maintenance and repairs

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The framework can be extended for a maximum of 12 months

#### **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: No

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

The estimated annual value is 20,000GBP

---

## **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

4A.1 If required, bidders are required to be enrolled in the relevant professional or trade registers within the country in which they are established.

Bidders that are applying for the following Lots must confirm that they are registered members of the following organisations: -

#### Lot 1 – Plumbing

Registered members of the Scotland and Northern Ireland Plumbing Employers' Federation (SNIPEF) or equivalent such as (Chartered Institute of Plumbing and Heating Engineering) or evidence of plumber qualifications / trade cards for plumbing works.

#### Types of Certification Cards (UK)

Red Card (Apprentice/Trainee): For those without formal plumbing qualifications, often for apprentices.

Blue Card (Skilled Worker): For plumbers with a Level 2 NVQ/SVQ qualification.

Gold Card (Advanced/Competent): For those with Level 3 qualifications (NVQ Diploma, Advanced Craft Certificate) or completing apprenticeships, proving advanced skill.

Green Card (Labourer/Mate): For general site work, often labelled 'Plumber's Mate' for those assisting plumbers.

This must be maintained for the duration of the contract.

#### Lot 2 – Electrical

All electrical contractors and sub-contractors must be qualified in the 18th Edition Wiring Regulations (BS7671) and must be registered members of the National Inspection Council for Electrical Installation Contracting (NICEIC) or SELECT or Electrical Contractors Association of Scotland (ECA). This must be maintained for the duration of the contract.

In the event of the sub-contractor losing registration then the Contractor will be responsible for replacing the sub-contractor with another sub contractor who is registered.

Lot 12 – Solid Fuel Servicing and Maintenance

Heating & Ventilation Contractors Association (HVCA or Building and Engineering Services Association – B&ES), or equivalent, and this must be maintained for the duration of the contract.

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

List and brief description of selection criteria

4B.4 The Bidder will be required to state the values for the following for the last two financial years:

1. Current Ratio (Current Assets divided by Current Liabilities)
2. Net Assets (Net Worth) (value per the Balance Sheet)

4B.5.1 The Bidder must confirm they already have, or can commit to obtain, prior to commencement of the contract:

Employer's Liability Insurance

Public Liability Insurance

Minimum level(s) of standards possibly required

4B.4 Financial Ratios

The acceptable range is:

1. Current Ratio - it is expected that the ratio is equal to or greater than 1, i.e. Current Assets will equal or exceed Current Liabilities for both years. Reasons for not meeting the required test to be disclosed by tenderers together with appropriate supporting evidence to confirm the suitability of the tenderer for the contract.

2. Net Assets (Net Worth) - it is expected that the Net Worth will be positive, i.e. a Net Assets position for both years. Reasons for not meeting the required test to be disclosed together with appropriate supporting evidence to confirm the suitability of the tenderer for the contract.

4B.5 Level of Insurance

Employer's Liability Insurance in the sum of GBP10,000,000 for any one occurrence or series of occurrences arising out of one event.

Public Liability Insurance in the sum of GBP5,000,000 for any one occurrence or series of occurrences arising out of one event.

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

List and brief description of selection criteria

4C.1 Bidders will be required to provide examples of works carried out in the past five years that demonstrate that they have the relevant experience to deliver the work as described in the contract notice on PCS and the relevant section of the Preliminaries incl Cond of Contract document in the attachment area.

4C.8.1 Bidders will be required to confirm their average annual manpower for the last three years.

4C.10 Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.

#### **4D.1 Quality Management Procedures**

1. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent),

OR

2. The bidder must be able to provide documented evidence of their Quality Management policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

#### **4D.1 HEALTH AND SAFETY PROCEDURES**

1. The bidder must hold a UKAS (or equivalent), accredited independent third-party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

OR,

2. The bidder must be able to provide documented evidence of their Health and Safety policies and procedures as detailed in section 10 of the Instructions for Tenderers

document.

#### 4D.2 Environmental Management Standards

1 The Bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance with

BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate,

OR

2. The bidder must be able to provide documented evidence of their Environmental Management Standards as detailed in section 10 of the Instructions for Tenderers document.

Minimum level(s) of standards possibly required

4C.1 Bidders are required to detail 2 examples of similar works and these examples should be relevant to each of the trade(s) or lot(s) that the bidder is tendering for.

For example, if you are bidding for Lots 1, 4 & 9 you must submit 2 examples of similar works for Lots 1, 4 & 9, therefore submitting 6 separate examples of work in total.

#### 4D.1 Quality Management Procedures

1. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent),

OR

2. The bidder must be able to provide documented evidence of their Quality Management policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

#### 4D.1 HEALTH AND SAFETY PROCEDURES

1. The bidder must hold a UKAS (or equivalent), accredited independent third-party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

OR,

2. The bidder must be able to provide documented evidence of their Health and Safety policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

#### 4D.2 Environmental Management Standards

1 The Bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance with

BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate,

OR

2. The bidder must be able to provide documented evidence of their Environmental Management Standards as detailed in section 10 of the Instructions for Tenderers document.

---

## **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

Envisaged maximum number of participants to the framework agreement: 60

#### **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 000-068261](#)

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

Date

27 February 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

27 February 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: January 2030

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

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 30987. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in

this contract for the following reason:

N/A

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:

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:

Community benefits are included in this requirement, more information on community benefits can be found in the instructions for tenderers document.

(SC Ref:821332)

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

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

Perth Sheriff Court

County Bldg, Tay St

Perth

PH2 8NL

Country

United Kingdom