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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

Telephone

+44 1738475000

Country

United Kingdom

NUTS code

UKM77 - Perth & Kinross and Stirling

Internet address(es)

Main address

www.pkc.gov.uk

I.3) Communication

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

www.publictenderscotland.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publictenderscotland.publiccontractsscotland.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