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Tender

Timber Preservation and Dampness Remedial Works

Falkirk Council

F02: Contract notice

Notice identifier: 2026/S 000-006203

Procurement identifier (OCID): ocds-h6vhtk-060d5c

Published 23 January 2026, 1:32pm

Section I: Contracting authority

I.1) Name and addresses

Falkirk Council

The Foundry, 4 Central Park, Central Boulevard

Larbert

FK5 4RU

Contact

Paul O'Donnell

Email

cpu@falkirk.gov.uk

Telephone

+44 1324506070

Country

United Kingdom

NUTS code

UKM76 - Falkirk

Internet address(es)

Main address

<http://www.falkirk.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00184

I.3) Communication

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

<https://www.publiccontractsscotland.gov.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publiccontractsscotland.gov.uk>

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

<https://www.publiccontractsscotland.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Timber Preservation and Dampness Remedial Works

Reference number

PS/261/25

II.1.2) Main CPV code

- 45421000 - Joinery work

II.1.3) Type of contract

Works

II.1.4) Short description

Falkirk Council invites tenders to participate in a Framework Agreement the provision of Timber Preservation and Dampness Remedial Works in Tenanted and Void Council Housing Properties which may be affected by dampness, condensation / rot and related damage. Contractors will be expected to propose a programme of treatment, repair and renew the affected property.

The Framework Agreement will be awarded on a Lot by Lot basis. The Authority at all times reserves the right to award all, some, part or none of the Lots. The framework consists of 2 Lots; it is intended that up to 5 Contractors per Lot are to be appointed.

Lots -

Lot 1 Remedial Works to Occupied Properties, including Survey

Approximate 4 year framework term Lot Value GBP 7 675 000 (82%)

Lot 2 Remedial Works to Void Properties including Full Property Survey

Approximate 4 year framework term Lot Value GBP 1 685 000 (18%)

The approximate 4 year full framework value is GBP 9 360 000

II.1.5) Estimated total value

Value excluding VAT: £9,360,000

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

Lot 1 Remedial Works to Occupied Properties, including Survey

Lot No

1

II.2.2) Additional CPV code(s)

- 45420000 - Joinery and carpentry installation work
- 45421000 - Joinery work
- 45324000 - Plasterboard works
- 45410000 - Plastering work
- 45262321 - Floor-screed works
- 45430000 - Floor and wall covering work
- 45432100 - Floor laying and covering work
- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKM76 - Falkirk

Main site or place of performance

Falkirk Council Area

II.2.4) Description of the procurement

Lot 1 Remedial Works to Occupied Properties, including Survey

Site survey of occupied property to identify and specify required remedial works.
Undertake subsequent remedial works.

Please refer to enclosed ITT documentation and appendices, via Public Contracts Scotland (PCS).

II.2.5) Award criteria

Quality criterion - Name: A1 Customer Management One / Weighting: 1.25

Quality criterion - Name: A2 Customer Management Two / Weighting: 3.75

Quality criterion - Name: A3 Working Plan One / Weighting: 3.75

Quality criterion - Name: A4 Working Plan Two / Weighting: 7.25

Quality criterion - Name: A5 Housing (Scotland) Bill - Proposed Amendments / Weighting: 4.0

Quality criterion - Name: A6 Fair Work First / Weighting: 5.0

Price - Weighting: 75

II.2.6) Estimated value

Value excluding VAT: £7,675,000

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

Start date

11 May 2026

End date

10 May 2030

This contract is subject to renewal

No

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) Description

II.2.1) Title

Lot 2 Remedial Works to Void Properties including Full Property Survey

Lot No

2

II.2.2) Additional CPV code(s)

- 44220000 - Builders' joinery
- 45421000 - Joinery work
- 45324000 - Plasterboard works
- 45410000 - Plastering work
- 45432100 - Floor laying and covering work
- 45330000 - Plumbing and sanitary works

II.2.3) Place of performance

NUTS codes

- UKM76 - Falkirk

Main site or place of performance

Falkirk Council Area

II.2.4) Description of the procurement

Lot 2 Remedial Works to Void Properties including Full Property Survey.

Site survey of void property to identify and specify required remedial works. Undertake subsequent remedial works.

Please refer to enclosed ITT documentation and appendices, via Public Contracts Scotland (PCS).

II.2.5) Award criteria

Quality criterion - Name: B1 Workload Management and Communication One / Weighting: 3.0

Quality criterion - Name: B2 Workload Management and Communication Two / Weighting: 4.0

Quality criterion - Name: B3 Workload Management and Communication Three / Weighting: 9.0

Quality criterion - Name: B4 Housing (Scotland) Bill - Proposed Amendments / Weighting: 4.0

Quality criterion - Name: B5 Fair Work First / Weighting: 5.0

Price - Weighting: 75

II.2.6) Estimated value

Value excluding VAT: £1,685,000

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

Start date

11 May 2026

End date

10 May 2030

This contract is subject to renewal

No

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

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

It is a requirement of this tender that if the Bidder is UK based they must hold a valid registration with Companies House. Where the Bidder is UK based but not registered at Companies House they must be able to verify to the Council's satisfaction that they are trading from the address provided in the tender and under the Company name given.

III.1.2) Economic and financial standing

List and brief description of selection criteria

The Selection Criteria is outlined in the online PCS Qualification Envelope (SPD):

Bidders will be required to state the annual turnover of the bidding entity for the last 3 years.

Where turnover information is not available for the time period requested, the bidder will be required to state the date on which they were set up / started trading.

A Creditsafe credit scoring check will be ran on registered Company Name and Company Number provided by the bidder. Where the resulting Credit Rating score is less than 30/100, the Bidder may be excluded from the tender process unless suitable financial information is provided that give satisfactory assurances to the Council regarding financial risk in appointing the bidder to the proposed Framework.

Minimum level(s) of standards possibly required

Public Contracts Regulations 2015 state that before awarding the contract, the Contracting Authority shall require the tenderer(s) to submit up to date supporting documents. This includes the insurance requirements stated in the Qualification Envelope (SPD within PCS):

Employer's (Compulsory) Liability Insurance = GBP 10 000 000 any one claim.

Product and Public Liability Insurance = GBP 5 000 000 any one claim (Lot 1).

Product and Public Liability Insurance = GBP 2 000 000 any one claim (Lot 2).

Professional Indemnity Insurance = GBP 1 000 000 any one claim.

Bidders who do not meet the criteria above may be excluded from further participation in this procurement exercise.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Property Care Association Membership

Participants will provide documentary evidence that you currently hold as a minimum, Provisional membership of the “Property Care Association” and submit this with your tender submission.

The Contractor will require, by commencement of contract start date, to be a full member of the “Property Care Association”.

Falkirk Council require Property Care Association membership specifically, rather than any other related membership body, to ensure all contractors carrying out timber preservation works are competent, qualified and subject to independent regulation. The PCA is a recognised professional body for the sector maintaining rigorous standards in surveying, diagnosis and remedial treatment of dampness and timber defects. Membership provides assurance that contractors operate under approved codes of practice, maintain appropriate training and insurance and are subject to regular technical audits.

The Participant / Bidder must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with ISO 45001:2018 (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. As outlined in PCS Qualification Envelope (SPD) section 1.74.1

OR

The Participant / Bidder must provide responses in relation to 4D.1.4 A through to M in the document SPD (Scotland) Standard Statements.

Minimum level(s) of standards possibly required

Any recorded fail shall result in your submission being non compliant and excluded from the process.

For details of any relevant weighted scoring methodology elements for online SPD PCS module Section / Part 4D, and for ITT Award Criteria, including how each individual element is scored, please refer to Scoring of Submissions, scorecard system within ITT documentation.

Exclusion: Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations. Please refer the ITT and related documentation on PCS.

III.2) Conditions related to the contract

III.2.3) 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

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: 10

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

Date

27 February 2026

Local time

11:00am

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: 6 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

27 February 2026

Local time

11:00am

Place

Falkirk

Information about authorised persons and opening procedure

Tender Opening Committee comprising Council Principal Procurement Specialist

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: November 2029

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

All bidders are required to complete and submit the appendix Declaration of Non-involvement in Serious Organised Crime, which will be completed in full, including the highlighted sections and signed where applicable.

In the case of any criminal history convictions checks, Falkirk Council may exclude any organisation where the information provided to Falkirk Council by the Police Service Scotland does not validate fully the information provided by the organisation.

Failure to disclose information relevant to this section or serious misrepresentation in relation to the information disclosed will result in exclusion from this procurement process or the termination of any subsequent contract that may be awarded.

Where required, scoring of Selection Criteria, including but not limited to Quality Assurance Schemes (SPD 4D) as outlined in the Qualification Envelope (SPD) on PCS, will be evaluated using the scorecard system detailed in the ITT document (Scoring of submissions).

Bidders are advised to allow adequate time to submit their electronic response well in advance of the closing time to avoid any last minute problems.

Please ensure you give sufficient time to attach all required documentation for your submitted response, via Public Contracts Scotland in advance of deadline. We will not be able to accept any submissions after this deadline.

NOTE: To register your interest in this notice and obtain any additional information please

visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=812545.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://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.

A sub-contract clause has been included in this contract. For more information see:
<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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:

We use a point's-based system to ensure each Contract or Framework Agreement has appropriate community benefits as an essential component. Each action is worth a varying number of points based on how well it contributes to our priorities.

When the Council spends with a Contractor(s), they earn Community Benefit Points.

The number of Points earned correlates directly with Council's level of spend with a Contractor(s) as outlined ITT documentation and Appendix E and are based on annual spend from Contract start date.

Year 1

Tenderers are required to contact Falkirk Council to discuss in more detail the types of community benefits that could be delivered in Year 1 based on anticipated spend. PS26125 Appendix E Schedule 6 Community Benefits Points Based provides a 'menu' of Community Benefits which can be used as a starting point for discussions.

Tenderers are required to complete Annex A below detailing what community benefits will be delivered in Year 1, if successful, and include within their tender submission.

The successful contractor(s) will meet with Council Officers prior to contract start to agree community benefit delivery for Year 1.

Year 2 onwards

Tenderers are required to meet with Falkirk Council at the beginning of each year to agree what community benefits will be delivered that year based on anticipated spend.

Please refer to ITT document, Schedule 6 for full details of Community Benefits

(SC Ref:812545)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=812545

VI.4) Procedures for review

VI.4.1) Review body

Falkirk Sheriff Court and Justice of the Peace Court

Sheriff Court House, Main Street, Camelon

Falkirk

FK1 4AR

Country

United Kingdom

Internet address

<http://www.falkirk.gov.uk>