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Tender

Argyll and Bute General Property Maintenance Term Contract

Argyll and Bute Council
NHS Highland
The City of Edinburgh Council

F02: Contract notice

Notice identifier: 2025/S 000-029145

Procurement identifier (OCID): ocds-h6vhtk-04c587

Published 2 June 2025, 1:24pm

The closing date and time has been changed to:

22 July 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Argyll and Bute Council

Kilmory

Lochgilphead

PA31 8RT

Contact

Elaine Appleby

Email

elaine.appleby@argyll-bute.gov.uk

Telephone

+44 1586555232

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.argyll-bute.gov.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00063

I.1) Name and addresses

NHS Highland

Assynt House, Beechwood Park

Inverness

IV2 3BW

Email

nhsh.tenders@nhs.scot

Telephone

+44 1463704000

Country

United Kingdom

NUTS code

UKM6 - Highlands and Islands

Internet address(es)

Main address

<http://www.nhshighland.scot.nhs.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00302

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Email

procurement.delivery@edinburgh.gov.uk

Telephone

+44 1314693922

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290

I.2) Information about joint procurement

The contract involves joint procurement

I.3) Communication

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

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.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

Argyll and Bute General Property Maintenance Term Contract

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

8

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

See ITT Lotting Strategy for full details

II.2) Description

II.2.1) Title

Helensburgh & Lomond

Lot No

2

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM81 - East Dunbartonshire, West Dunbartonshire and Helensburgh & Lomond

Main site or place of performance

Helensburgh & Lomond

II.2.4) Description of the procurement

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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 contract may be extended for up to one additional year

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

Bute

Lot No

3

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Bute

II.2.4) Description of the procurement

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

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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

Mid-Argyll

Lot No

4

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Mid-Argyll

II.2.4) Description of the procurement

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

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

Duration in months

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Description of renewals

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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

Kintyre

Lot No

5

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Kintyre

II.2.4) Description of the procurement

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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 contract may be extended for up to one additional year

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

Islay & the Isles

Lot No

6

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Islay & the Isles

II.2.4) Description of the procurement

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings,

Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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 contract may be extended for up to one additional year

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

Oban & Lorn and Mull

Lot No

7

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Oban & Lorn and Mull

II.2.4) Description of the procurement

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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 contract may be extended by up to one additional year

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

Tiree & Coll

Lot No

8

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Tiree & Coll

II.2.4) Description of the procurement

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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 contract may be extended for up to one additional year

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

Cowal

Lot No

1

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Cowal

II.2.4) Description of the procurement

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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 Contract may be extended for up to one additional year.

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.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

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.1.8) 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: [2024/S 000-039566](#)

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

Originally published as:

Date

3 July 2025

Local time

12:00pm

Changed to:

Date

22 July 2025

Local time

12:00pm

See the [change notice](#).

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

3 July 2025

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: In line with the end date for this contract

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

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=800398.

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.

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:

scope of requirement

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:

An Evaluated CBC is included in this tender

(SC Ref:800398)

VI.4) Procedures for review

VI.4.1) Review body

Oban Sheriff Court

Oban

Country

United Kingdom