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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): ocids-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](mailto: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](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](mailto: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](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](mailto: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](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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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

Regional or local authority

## **I.5) Main activity**

General public services

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## **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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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**



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.

### **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**

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

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## **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

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## **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

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## **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](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](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