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Tender

PKC12686 Domestic kitchen replacements

Perth & Kinross Council

F02: Contract notice

Notice identifier: 2025/S 000-048889

Procurement identifier (OCID): ocds-h6vhtk-04de8a

Published 14 August 2025, 4:20pm

Section I: Contracting authority

I.1) Name and addresses

Perth & Kinross Council

2 High Street

Perth

PH1 5PH

Contact

Richard Welch

Email

RWelch@pkc.gov.uk

Telephone

+44 1738475000

Country

United Kingdom

NUTS code

UKM77 - Perth & Kinross and Stirling

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00372

I.3) Communication

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/esop/pts-host/public/pts/web/login.html>

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

PKC12686 Domestic kitchen replacements

Reference number

PKC12686

II.1.2) Main CPV code

- 45421151 - Installation of fitted kitchens

II.1.3) Type of contract

Works

II.1.4) Short description

Domestic kitchen replacements

II.1.5) Estimated total value

Value excluding VAT: £10,860,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45421151 - Installation of fitted kitchens

II.2.3) Place of performance

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth & Kinross Council area

II.2.4) Description of the procurement

Perth & Kinross Council is seeking to appoint a suitably qualified and experienced contractor to supply and install replacement kitchens in 1130 domestic properties over a 2 year period in the Perth & Kinross Council area.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £10,860,000

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

contract period of 24-months, with a possible 12-month extension period

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 6

Maximum number: 8

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 contract value includes extension period.

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

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:

Professional Indemnity Insurance

Employer's Liability Insurance

Public Liability Insurance

Minimum level(s) of standards 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

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

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.1.2) 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:

Professional Indemnity Insurance

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

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

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

List and brief description of selection criteria:

4C.1 Bidders will be required to provide 2 examples of how they have delivered a similar service within the last five years.

4C.2 Technicians and Technical Bodies

4C.6 Qualifications

4C.7 Environmental Management

4D.1 Quality Management Procedures

4D.1 Health and Safety Procedures

Minimum level(s) of standards possibly required

4C.1 Bidders should provide details of two similar size contracts, where they have installed at least 5-10 properties per week. The response should include the duration of the works. The bidder will score highly if they demonstrate carrying out installation works in properties that are occupied and for Local Authorities, Housing Associations and

Registered Social Landlords

4C.2 Bidders should provide a detailed quality and customer satisfaction process from first contact with the tenant to final sign off. A good answer will include the person responsible for quality needs to be named. Carry out Tenant Satisfaction Surveys, snagging tracker, no more than 10-15 properties live at any one time. Process for dealing with tenant complaints. Toolbox talks.

4C.6 Bidders should be qualified in the 18th Edition Wiring Regulations (BS7671) and members of GasSafe, NICEIC or Select. Bidders will require to upload certificates as evidence of their membership.

4C.7 Bidders to provide details of how you have dealt with disposing of redundant kitchen components and for recycling the packaging from the new kitchens on previous contracts.

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 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 the Instructions for Tenderers document.

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

Restricted 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: [2025/S 000-004892](#)

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

Date

19 September 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

17 October 2025

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)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 29836. 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 question will be asked in the ITT.

(SC Ref:807357)

VI.4) Procedures for review

VI.4.1) Review body

Perth Sheriff Court

County Building , Tay Street

Perth

PH2 8NL

Country

United Kingdom