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Contract

Commercial Heating Service, Repair and Maintenance

Fife Council

F03: Contract award notice

Notice identifier: 2025/S 000-057874

Procurement identifier (OCID): ocds-h6vhtk-04eae1

Published 18 September 2025, 4:54pm

Section I: Contracting authority

I.1) Name and addresses

Fife Council

Fife House, North Street

Glenrothes

KY7 5LT

Contact

Billie Mitchell

Email

billie.mitchell@fife.gov.uk

Telephone

+44 3451550000

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00187

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Commercial Heating

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Commercial Heating Service, Repair and Maintenance

Reference number

CW0288

II.1.2) Main CPV code

- 50720000 - Repair and maintenance services of central heating

II.1.3) Type of contract

Services

II.1.4) Short description

The requirement is for Commercial Heating Service, Repairs and Maintenance of approximately 340 Property Services sites and 24 Housing Services sites and comprises:

All Fife Council's public buildings including schools, halls, sports centres, older person's homes, offices, sheltered housing complexes etc.

Social Work Services group homes and Education Services janitorial houses which are of a more domestic nature.

Plant and equipment consisting of but not limited to natural gas, LPG & oil- fired commercial boilers, water heaters, radiant tube heaters, warm air heaters etc.

School Science Lab equipment (booms, taps, bollards, fume cupboards, sensors etc) and technical room equipment (forges etc).

Pressurisation units, booster pumps, fan assisted convectors, chimney sweeping, chimney inspections, rainwater harvesting pumps, solar systems and PV installations.

Two large district heating schemes Dunfermline Community Energy Scheme and Glenrothes Energy Network.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £5,000,000

II.2) Description

II.2.1) Title

Commercial Heating Repairs and Maintenance

Lot No

1

II.2.2) Additional CPV code(s)

- 71314310 - Heating engineering services for buildings
- 50721000 - Commissioning of heating installations
- 50720000 - Repair and maintenance services of central heating
- 45331100 - Central-heating installation work
- 44621221 - Parts of central-heating boilers
- 44621220 - Central-heating boilers
- 44621110 - Central-heating radiators
- 44620000 - Central-heating radiators and boilers and parts
- 44115200 - Plumbing and heating materials
- 42515000 - District heating boiler
- 39715210 - Central-heating equipment
- 39715200 - Heating equipment

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

II.2.4) Description of the procurement

The requirement is for Commercial Heating Service, Repairs and Maintenance of approximately 340 Property Services sites and 24 Housing Services sites and comprises:

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Pressurisation units, booster pumps, fan assisted convectors, chimney sweeping, chimney inspections, rainwater harvesting pumps, solar systems and PV installations.

Two large district heating schemes Dunfermline Community Energy Scheme and Glenrothes Energy Network.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

District Heating Repairs and Maintenance

Lot No

2

II.2.2) Additional CPV code(s)

- 09323000 - District heating
- 42515000 - District heating boiler
- 45232140 - District-heating mains construction work
- 45251250 - District-heating plant construction work

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

Main site or place of performance

Fife

II.2.4) Description of the procurement

MAINTENANCE AND REPAIRS TO COMMERCIAL HEATING INSTALLATIONS
FRAMEWORK

1ST OCTOBER 2025 – 30TH SEPTEMBER 2030 WITH OPTIONAL EXTENSION OF 3
YEARS

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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 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

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 000-033177](#)

Section V. Award of contract

Lot No

1

Title

Commercial Heating Repairs and Maintenance

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

16 September 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 6

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Lovat's Group Ltd

Muirhead, Mitchelston Ind Est

Kirkcaldy

KY1 3PB

Telephone

+44 01592640643

Fax

+44 01592201179

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

NG Bailey - Facilities Services

Units 14 - 16 Theale Lakes Business Park, Moulden Way, Sulhamstead

Reading

RG74GB

Telephone

+44 01189301390

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Richard Irvin FM Limited

Ardent West , North Esplanade West

Aberdeen

AB11 5QH

Telephone

+44 01224367000

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £4,564,941

Section V. Award of contract

Lot No

2

Title

District Heating Repairs and Maintenance

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

16 September 2025

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 8

Number of tenders received by electronic means: 8

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Vital Energi Utilities Ltd

Century House, Roman Road

Blackburn

BB1 2LD

Telephone

+44 01254296688

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

Lovat's Group Ltd

Muirhead, Mitchelston Ind Est

Kirkcaldy

KY1 3PB

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United Kingdom

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The contractor is an SME

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Units 14 - 16 Theale Lakes Business Park, Moulden Way, Sulhamstead

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RG74GB

Telephone

+44 011899301390

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £370,048.41

Section VI. Complementary information

VI.3) Additional information

(SC Ref:810668)

VI.4) Procedures for review

VI.4.1) Review body

Kirkcaldy Sheriff Court

Kirkcaldy

Country

United Kingdom