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Tender

Repairs and Maintenance DPS

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

F02: Contract notice

Notice identifier: 2025/S 000-058432

Procurement identifier (OCID): ocds-h6vhtk-059edf

Published 22 September 2025, 11:38am

Section I: Contracting authority

I.1) Name and addresses

LHC Procurement Group for the Scottish Procurement Alliance (SPA)

6 Deer Park Avenue

Livingston

EH54 8AF

Email

procurement@lhcprocure.org.uk

Telephone

+44 1506894395

Country

United Kingdom

NUTS code

UKM - Scotland

Internet address(es)

Main address

<http://www.scottishprocurement.scot>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA16123

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://in-tendhost.co.uk/lhc/asp/ProjectManage/72>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/lhc/asp/Home>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Public Sector Framework Provider

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Repairs and Maintenance DPS

Reference number

RM DPS

II.1.2) Main CPV code

- 50000000 - Repair and maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

This opportunity has been listed by LHC Procurement Group on behalf of our regional business:

Scottish Procurement Alliance (WPA)

This Dynamic Purchasing System (DPS) is designed to facilitate the procurement of repair, maintenance, and associated services across multiple disciplines, ensuring a structured and efficient response to urgent and planned works.

This new DPS will be for the provision of repair and maintenance service for the public sector for use by:

- Education
- Healthcare
- Emergency Services
- Housing and residential
- Public Sector buildings

The DPS is divided into fourteen lots, split between four primary workstreams, each

containing specific lots tailored to address key areas of building maintenance.

Workstream 1 focuses on the building envelope and structural integrity, covering roofing repairs, external works, internal repairs including damp and mould, and the maintenance of windows, doors, and other openings.

Workstream 2 addresses mechanical and electrical (M&E) systems, ensuring the operational efficiency of plumbing, heating and cooling, electrical systems, lifts, and detection systems such as CCTV and fire alarms.

Workstream 3 provides environmental and infestation management, including property protection, pest control, and drainage solutions to maintain safety and hygiene.

Workstream 4 encompasses multi-disciplinary services, allowing for an integrated approach to complex projects covering multiple areas within a single contract.

To ensure adaptability, the DPS retains the flexibility to introduce additional lots in response to emerging industry requirements, as permitted under PCR 2015, provided that such modifications do not significantly alter the scope of the procurement. This ensures the DPS remains responsive to market developments, technological advancements, and regional needs, thereby offering contracting authorities a comprehensive and compliant procurement solution for a wide range of building maintenance and operational challenges.

II.1.5) Estimated total value

Value excluding VAT: £60,000,000

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 1a – Roofing

Lot No

1

II.2.2) Additional CPV code(s)

- 45261910 - Roof repair

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Roofing repairs and maintenance designed to attend to defective roof coverings, roof lights, chimneys, and other penetrations with the intention to repair, contain or prevent leaks and damage, and to also ensure roof coverings are intact, roof lights are sealed, chimneys are structurally sound, and penetrations are properly secured. The works naturally extend to some carpentry and joinery elements.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 1b – External works and structure

Lot No

2

II.2.2) Additional CPV code(s)

- 45223000 - Structures construction work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Proposed to cover structural and external building emergency repairs with a priority to stabilise any structure, substructure, external walling, cladding, facades, metalwork, fencing, footpaths/hardstanding, adaptation and other fixed aids as well as weatherproofing systems to prevent further deterioration and to ensure safety. Priority repairs are intended to restore the buildings protective functions, secure loose elements, and prevent water ingress or other danger or failing such as but not limited to damp and mould.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 1c – Internal repairs, including damp and mould

Lot No

3

II.2.2) Additional CPV code(s)

- 50000000 - Repair and maintenance services
- 90922000 - Pest-control services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Repair and maintenance of internal building elements, such as plastering, decoration,

flooring, ceilings, aids and adaptations, locks, bannisters, and internal glazing repairs with the aim to quickly restore the functionality, useability and appearance of internal spaces. It is anticipated that many emergency works may be due to water penetration and / or damp and mould so these elements are also included as would be carpentry and joinery works.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 1d – Building openings

Lot No

4

II.2.2) Additional CPV code(s)

- 44221000 - Windows, doors and related items

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Repairs and maintenance to building openings specifically to rectify damage to windows, doors, and other entry points such as garage doors to also ensure security, prevent further issues, and maintain the building's integrity. This includes fixing or replacing elements, such as locks, glazing hinges and panels, and securing openings as necessary to protect against unauthorised access and the natural elements.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 2a – Plumbing, and general water quality

Lot No

5

II.2.2) Additional CPV code(s)

- 45330000 - Plumbing and sanitary works
- 45332000 - Plumbing and drain-laying work
- 45332200 - Water plumbing work

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Plumbing works and maintenance for issues with sanitaryware, water supply, water storage. Repairs may involve fixing fixtures, ensuring a continued safe water supply, potable water supply, and resolving blockages or leaks to prevent water damage and maintain hygiene.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 2b – Heating, and cooling, ventilation controls and internal environment

Lot No

6

II.2.2) Additional CPV code(s)

- 45232141 - Heating works
- 42520000 - Ventilation equipment

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Heating and cooling repairs and maintenance for issues with boilers, clarifiers, space heating systems, ventilation systems A/C and controls. Repairs may include fixing or replacing components to ensure continued efficient operation and to maintain a safe, comfortable environment for building occupants.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 2c – Electrical systems

Lot No

7

II.2.2) Additional CPV code(s)

- 50116100 - Electrical-system repair services
- 45311000 - Electrical wiring and fitting work
- 50411300 - Repair and maintenance services of electricity meters
- 50532000 - Repair and maintenance services of electrical machinery, apparatus and associated equipment
- 50532100 - Repair and maintenance services of electric motors

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Electrical repairs and maintenance to rectify critical issues such as loss of power, partial power outages, electrical equipment damage, water ingress, and other electrical failures. These repairs focus on restoring power, preventing further damage, and ensuring the safety and functionality of electrical systems to maintain the building's normal electrical operations. This extends out to ensuring safety, such as with regards to work on lightning protection systems.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 2d – Lifts

Lot No

8

II.2.2) Additional CPV code(s)

- 42416100 - Lifts
- 50750000 - Lift-maintenance services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Repair and maintenance of lifts to include any breakdowns and or entrapments with the intention of performing repair of systems and equipment such as passenger lifts, goods lifts, disabled platforms, travelators, escalators, and fireman lifts so as to keep the equipment in good operating and environmental order.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 2e – Lifting equipment, including aids and adaptations

Lot No

9

II.2.2) Additional CPV code(s)

- 42410000 - Lifting and handling equipment
- 50750000 - Lift-maintenance services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This lot is designed for repair, maintenance and renewal of lifting equipment specialisms such as medical hoists, aids, adaptations, and lifting equipment

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 2f – Detection systems

Lot No

10

II.2.2) Additional CPV code(s)

- 31625100 - Fire-detection systems
- 35121000 - Security equipment
- 35125300 - Security cameras
- 31625200 - Fire-alarm systems
- 31625300 - Burglar-alarm systems
- 35121700 - Alarm systems

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Repair and maintenance for CCTV, fire alarm, and security system breakdowns to investigate and rectify faults and restore full functionality, to ensure continued surveillance, fire detection, and security, safeguarding the building and its occupants.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 3a – Environmental safety, and property protection

Lot No

11

II.2.2) Additional CPV code(s)

- 35121000 - Security equipment
- 35120000 - Surveillance and security systems and devices
- 50610000 - Repair and maintenance services of security equipment
- 50600000 - Repair and maintenance services of security and defence materials

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Contractor attendance for building grounds and security issues, such as perimeter security breaches, police intervention, securing up following vandalism or hate crime, etc. in order to ensure continued safety, and preventing further damage.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 3b – Infestation, rodents, and vermin

Lot No

12

II.2.2) Additional CPV code(s)

- 90923000 - Rat-disinfestation services
- 90922000 - Pest-control services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

This Lot is intended to cover numerous species of insects and rodents that can cause infestations, as well as extending to more general rodent and vermin control, whilst also noting that some vermin require specific licences to be held such as the Wildlife Act 1981 preventing killing or harming pigeons, and, even under licence, species should be humanely controlled. The Lot also cover Fungai issues such as wet/dry rot and woodworm treatments.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 3c – Drainage (Foul water, surface water, flooding, and water attenuation)

Lot No

13

II.2.2) Additional CPV code(s)

- 45232452 - Drainage works
- 45232450 - Drainage construction works
- 45232451 - Drainage and surface works
- 44163112 - Drainage system

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Contractor attendance for grey and blackwater issues connected to sanitaryware, wastewater, drainage, and surface water, such as diversion and pumping. Repairs may involve fixing fixtures, resolving blockages, drainage incapacity, avoidance of flooding, overflows, or leaks to prevent water damage and maintain hygiene. Potable water repairs may also be undertaken. Preventative works may include flood prevention either temporary or permanent.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

48

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 4a – Multi disciplinary services

Lot No

14

II.2.2) Additional CPV code(s)

- 45232452 - Drainage works
- 90923000 - Rat-disinfestation services
- 90922000 - Pest-control services
- 50610000 - Repair and maintenance services of security equipment
- 50600000 - Repair and maintenance services of security and defence materials
- 42416100 - Lifts
- 42419510 - Parts of lifts
- 42419000 - Parts of lifting and handling equipment
- 45261900 - Roof repair and maintenance work
- 50000000 - Repair and maintenance services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

II.2.4) Description of the procurement

Contractor attendance to multi-disciplinary works covering building envelope, structure, substructure, internal environment, openings, M&E and associated plant and services, environmental and infestations.

II.2.5) Award criteria

Quality criterion - Name: General Technical Capability / Weighting: 50

Quality criterion - Name: Lot Specific Capability / Weighting: 40

Quality criterion - Name: Regional Capability / Weighting: 10

Price - Weighting: 0

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

Duration in months

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

Selection criteria as stated in the procurement documents

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.1.3) 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: 150

In the case of framework agreements, provide justification for any duration exceeding 4 years:

N/A

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

19 February 2029

Local time

12:00pm

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

IV.2.7) Conditions for opening of tenders

Date

19 February 2029

Local time

1:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

LHC Procurement Group Limited is a not for profit central purchasing body acting on behalf of contracting authorities throughout England, Wales and Scotland (including partners of the Scottish Procurement Alliance, Welsh Procurement Alliance, and South West Procurement Alliance) for whom we continue to monitor up to 500 live projects at any one time. Thanks to their ongoing and collective feedback and input into the development of this framework and given the reach and scale of their collective portfolios, the framework is both designed and anticipated to support the vast majority of requirements. Consequently, other contracting authorities that were not specifically consulted in the development of this framework may nevertheless also deem the framework to offer a value for money procurement solution for their own requirements and may also use the framework. As of the date of publication of this notice our frameworks may be used by all contracting authorities in England, Wales and Scotland as defined by the Public Contracts Regulations 2015 as listed on:

<https://www.cpconstruction.org.uk/who-we-work-with/>

<https://lse.lhcprocure.org.uk/who-we-work-with/>

<https://www.scottishprocurement.scot/who-we-work-with/>

<https://www.swpa.org.uk/who-we-work-with/>

<https://www.welshprocurement.cymru/who-we-work-with/>

including, but not limited to Registered social landlords (RSL's), tenant management

organisations (TMOs) and arm's length management organisations (ALMOs), local authorities and any subsidiaries and joint-venture vehicles of those local authorities, health authorities, councils, boards and trusts, publicly funded schools, universities and further education establishments, colleges, police forces, fire and rescue services or registered charities.

LHC clients may add community benefit requirements in their call-off contracts from this Framework including but not limited to:

- to generate employment and training opportunities for priority groups;
- vocational training;
- to up-skill the existing workforce;
- equality and diversity initiatives;
- to make sub-contracting opportunities available to SMEs, the third sector and supported businesses;
- supply-chain development activity;
- to build capacity in community organisations;
- educational support initiatives.

All organisations appointed will be expected to work with LHCPG and our clients to help identify, deliver and capture social value outcomes associated with the delivery of projects they are awarded through this DPS.

Where a client may not have already set out any social value requirements, then LHCPG would expect the appointed company to raise this with the client and jointly seek opportunities to evidence social value on each project through available data and pre/post works surveying.

The following metrics are examples of the social value outcomes implemented for RM DPS, however this is subject to change and a final suite will be discussed and applied as part of the onboarding and go-live of the DPS. LHCPG will work with appointed companies to ensure that all SV and project reporting requirements are proportional and achievable.

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=810832.

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

The Contracting Authority does not intend to include any community benefit requirements in this contract for the following reason:

N/A

(SC Ref:810832)

VI.4) Procedures for review

VI.4.1) Review body

Livingston Sheriff Court and Justice of the Peace Court

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Country

United Kingdom