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Tender

Domestic Gas Boiler/Appliance Maintenance and Annual Servicing/Safety Checks

Falkirk Council

F02: Contract notice

Notice identifier: 2025/S 000-070105

Procurement identifier (OCID): ocds-h6vhtk-05d80c

Published 31 October 2025, 1:41pm

The closing date and time has been changed to:

4 December 2025, 11:00am

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Falkirk Council

The Foundry, 4 Central Boulevard, Central Park

Larbert

FK5 4RU

Email

cpu@falkirk.gov.uk

Telephone

+44 1324506070

Country

United Kingdom

NUTS code

UKM76 - Falkirk

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00184

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

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

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

Domestic Gas Boiler/Appliance Maintenance and Annual Servicing/Safety Checks

Reference number

PS/452/26

II.1.2) Main CPV code

- 50531200 - Gas appliance maintenance services

II.1.3) Type of contract

Services

II.1.4) Short description

Falkirk Council wishes to undertake a tendering process to enter into a Framework Agreement with suitably experienced Gas Safe registered contractors for the provision of Gas Heating Maintenance and Annual Servicing/Safety Checks to Council Housing Properties within the Falkirk Council Area of operation.

II.1.5) Estimated total value

Value excluding VAT: £5,300,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 50531200 - Gas appliance maintenance services

II.2.3) Place of performance

NUTS codes

- UKM76 - Falkirk

Main site or place of performance

Falkirk Council Areas of operations

II.2.4) Description of the procurement

Provision of a Domestic Gas Heating Maintenance and Annual Servicing/Safety Checks to Council Housing Properties within the Falkirk Council Areas of Operations.

Key aims is the delivery of annual service & safety checks of all Council gas central heating installations to all applicable Council houses within the Falkirk Council Area, timeously and to the required standard, providing a competitive, reliable and customer-focused service.

The works mainly comprise of:-

- Maintenance Service of gas appliances including all breakdowns
- Emergency response time of 3 hours of notification
- 24 hours / 7 days a week emergency cover
- Provide sufficient heating (temporary heaters) and hot water facilities in the event that gas appliances will be inoperative overnight or long period of time.
- Provision of spare parts and components
- Annual Safety Checks/Servicing as instructed on a monthly basis.

Where hot water facilities are unavailable, the Contractor should aim to re-instate hot water supplies within 24 hours as per the Priority 1 response requirement or provide a temporary means of supply until rectification of issue.

Arranging program of service works as instructed to ensure each Council property with gas appliances is safety checked within the timescales provided.

This is a framework agreement to which a maximum of up to 5 contractors will be

appointed. In practice The Authority may therefore utilise a number of organisations for provision of the service dependent on price, availability and local circumstances.

II.2.5) Award criteria

Quality criterion - Name: Qualitative / Weighting: 30

Price - Weighting: 70

II.2.6) Estimated value

Value excluding VAT: £5,300,000

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

Start date

1 April 2026

End date

31 March 2030

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.2.14) Additional information

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015

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

1. All organisations and gas engineers must be registered members of Gas Safe.
2. It is a requirement of this tender that if the Bidder is UK based they must hold a valid registration with Companies House. Where the Bidder is UK based but not registered at Companies House they must be able to verify to the Council's satisfaction that they are trading from the address provided in the tender and under the Company name given.

III.1.2) Economic and financial standing

List and brief description of selection criteria

A Credit safe credit scoring check will be ran on registered Company Name and Company Number provided by the bidder. Where the resulting Credit Rating score is less than 30/100 the bidder may be excluded from the tender process unless suitable financial information is provided that gives satisfactory assurances to the Council regarding financial risk in appointing the bidder to the contract

Minimum level(s) of standards possibly required

Employer's (Compulsory) Liability Insurance = 10 Million GBP

Public Liability Insurance = 10 Million GBP

Product Liability Insurance = 10 Million GBP

Motor Insurance = 5 Million GBP

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

The contractor or any proposed sub-contractor is to undertake all Domestic Gas Appliance Maintenance and Annual Servicing/Safety Checks in accordance with the current Gas Safety (Installation and Use) Regulations 1998 as amended, (GSIUR 1998).

All contractors, any proposed sub-contractors and operatives shall be registered members of Gas Safe.

Tenderers will provide relevant, valid and current certificates of all operatives proposed to be undertaking Domestic Gas Appliance Maintenance and Annual Servicing/Safety checks and associated works, including sub-contractors, to the Council with their tender bid, demonstrating they are qualified to undertake the works.

Only those operatives who have been evidenced to the Council to hold the required relevant, valid and current qualifications are to be deployed by the successful contractor.

These certificates and qualifications shall clearly identify the proposed individual and clearly evidence the certification of the proposed individual to the satisfaction of the Council.

III.2.2) Contract performance conditions

As listed within the tender documentation.

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: 5

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

Originally published as:

Date

1 December 2025

Local time

11:00am

Changed to:

Date

4 December 2025

Local time

11:00am

See the [change notice](#).

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

IV.2.7) Conditions for opening of tenders

Date

1 December 2025

Local time

11:00am

Place

Falkirk

Information about authorised persons and opening procedure

Tender Opening Committee comprising Falkirk Council's Principal Procurement Specialist.

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: November 2029

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

1. The successful Contractors, and any proposed sub-Contractors, shall be registered members of Gas Safe. Bidders will submit documentary evidence of their current and valid membership within their SPD submission on PCS and list them with Appendix B - Certification Summary.
2. The contractor or any proposed sub-contractor is to undertake all Gas Installations and related Gas Services in accordance with the current Gas Safe Installation and Use regulations 1998,(GSIUR 1998).
3. Bidders will be required to provide 2 examples from the past 3 years that demonstrate that they have the relevant experience to deliver the services/ supplies as described in part II.2.4 of the Find a Tender Service Contract Notice or the relevant section of the Site Notice.
4. Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.
5. 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 provide additional supportive information as detailed within "PS 452 26 Document 4 SPD (Scotland) Standardised Statements".
6. The bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance in accordance with ISO 45001:2018 (or equivalent) or provide additional supportive information as detailed within "PS 452 26 Document 4 SPD

(Scotland) Standardised Statements".

7. The Bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate or provide additional supportive information as detailed within "PS 452 26 Document 4 SPD (Scotland) Standardised Statements".

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=812728.

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.

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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:

(a) Contractor Ranked No.1 on the Framework

Contractor ranked No.1 will be required to provide one Modern Apprenticeship (MA), or equivalent, within four months from award of the contract who is obtained from a source agreed by the Council. The Contractor will be required to meet with Falkirk Council's Employment and Training Unit to discuss implementation prior to contract start. The MA placement can be across a range of disciplines to be determined by the successful Contractor.

(b) All other Contractors on the Framework whose cumulative level of spend is greater than 100k GBP during the term of the agreement will be required to deliver community benefits which align with at least one of the themes and outcomes contained within the Falkirk Plan and/or relevant Community Action Plan that equate to at least 900 GBP for every 100k GBP of spend recorded. The contractor will be required to meet with Falkirk Council's Community Service to discuss implementation prior to contract start.

(SC Ref:812728)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=812728

VI.4) Procedures for review

VI.4.1) Review body

Falkirk Sheriff Court and Justice of the Peace

Sheriff Court House Main Street Camelon

Falkirk

FK1 4AR

Country

United Kingdom