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Contract

Access Services to fulfil Statutory Obligations

North Ayrshire Council

F03: Contract award notice

Notice identifier: 2025/S 000-071088

Procurement identifier (OCID): ocds-h6vhtk-0568c5

Published 5 November 2025, 8:48am

Section I: Contracting authority

I.1) Name and addresses

North Ayrshire Council

Cunninghame House, Friars Croft

Irvine

KA12 8EE

Email

laurakeane@north-ayrshire.gov.uk

Country

United Kingdom

NUTS code

UKM93 - East Ayrshire and North Ayrshire mainland

Internet address(es)

Main address

<http://www.north-ayrshire.gov.uk>

Buyer's address

http://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00337

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

Access Services to fulfil Statutory Obligations

Reference number

NAC/5218

II.1.2) Main CPV code

- 98395000 - Locksmith services

II.1.3) Type of contract

Services

II.1.4) Short description

North Ayrshire Council has a requirement for a suitably qualified contractor to force access to various council properties. The services required will typically include attending properties with Council officers (or representatives – Engineers, Surveyors and Contractors) and gaining access through non-destructive means.

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £252,382.21

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

II.2.4) Description of the procurement

North Ayrshire Council, as a landlord have a statutory obligation and duty of care to tenants to gain access to Council owned properties to carry out any required repair and maintenance of its properties to ensure the safety of tenants and others. This requirement is to maintain council housing to the required standards and ensure they are safe and fit for purpose. This includes maintenance of electrical systems, domestic gas boilers, smoke & heat alarms etc.

Under the Housing (Scotland) Act 2014, Landlords have a duty of care to ensure that the houses they rent to tenants meet the repairing standards.

North Ayrshire Council has a requirement for a suitably qualified contractor to force access to various council properties. The anticipated duration will be for 3 years, with no extension periods.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 20

Price - Weighting: 80

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.1.8) 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 000-044155](#)

Section V. Award of contract

Contract No

NAC/5218

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

20 October 2025

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

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

Number of tenders received from tenderers from non-EU Member States: 2

Number of tenders received by electronic means: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Lockfit Contracts Ltd

12 Beacon Close

Burton on Trent

DE13 9UF

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Total value of the contract/lot: £252,382.21

Section VI. Complementary information

VI.3) Additional information

Lots are not being used for this tender for the reason(s) stated below:

Delivery of the contract is location specific.

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 a documented policy regarding quality management, see attachment at SPD question 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 ISO 45001 (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 the bidder must have a regularly reviewed and documented policy for Health and Safety management, see attachment at SPD question 4D.1.

Environmental Management Procedures

1. The bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate or the bidder must have a regularly reviewed documented policy regarding environmental management, see attachment at SPD question 4D.2.

Bidders 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.

(SC Ref:814874)

VI.4) Procedures for review

VI.4.1) Review body

Kilmarnock Sheriff Court

Sheriff Court House, St Marnock Street

Kilmarnock

KA1 1ED

Telephone

+44 1563550024

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/>

