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Tender

Electrical Installation Condition Report (EICR) Inspections & Related Works – 2025

The Highland Council

F02: Contract notice

Notice identifier: 2025/S 000-074367

Procurement identifier (OCID): ocds-h6vhtk-05e266

Published 17 November 2025, 12:26pm

Section I: Contracting authority

I.1) Name and addresses

The Highland Council

Glenurquhart Road

Inverness

IV3 5NX

Contact

Lysanne Reid

Email

housing.electrical@highland.gov.uk

Country

United Kingdom

NUTS code

UKM6 - Highlands and Islands

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00045

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained 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

Electrical Installation Condition Report (EICR) Inspections & Related Works – 2025

Reference number

HC/PI-H&C/EICRI/2025

II.1.2) Main CPV code

- 50711000 - Repair and maintenance services of electrical building installations

II.1.3) Type of contract

Services

II.1.4) Short description

The Council wishes to appoint 1 Contractor for each Lot, submitting the Most Economically Advantageous Tender (MEAT), to provide Services & Works, for the Electrical Installation Condition Report (EICR) Inspections & Related Works for the Highland Council Area (EICRI).

The Contract shall be divided into lots by geographical area as follows:

Lot 1 Inverness & Nairn Areas [I&N]

Lot 2 Skye & Lochalsh and Ross & Cromarty Areas [SL&RC]

Lot 3 Caithness & Sutherland Areas [C&S]

Lot 4 Lochaber & Badenoch and Strathspey Areas [LB&S]

The Contract shall be for a 24-month period, with the option of multiple extensions to be extended by up to 24-months, subject to mutual agreement. The option of multiple extensions may be exercised by the Council giving written notice to the Supplier to that effect, not less than 3-month before the contract would otherwise expire.

II.1.5) Estimated total value

Value excluding VAT: £7,800,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 2

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Please refer in full to the ITT condition 14.6 (14. General Description of the Services)

II.2) Description

II.2.1) Title

Lot 1 Inverness & Nairn Areas [I&N]

Lot No

1

II.2.2) Additional CPV code(s)

- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Various Addresses throughout the Inverness and Nairn areas including Ardersier, Auldearn, Beaully, Drumnadrochit, Fort Augustus, Invermoriston, Inverness, Nairn, Whitebridge

II.2.4) Description of the procurement

This Lot 1 covers in the region of 2,621 properties in Inverness and Nairn with approximately 1,572 properties in Year One and approximately 1,049 properties in Year

Two.

The address lists will be issued to the contractor electronically in batches by the CA, based on priority, as the list is subject to live changes on a regular basis – i.e. voids, heating installations, mutual exchanges.

The contractor shall be issued each batch of address list as the previous list approaches full compliance. For contractor route optimisation and programming planning purposes these shall be issued to the contractor at a mutually agreeable timescale.

It should be noted that these numbers are not guaranteed. Some properties may be added or omitted during the currency of the contract i.e. recent new build properties may be added and demolished or properties that have been rewired may be omitted.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

The Contract shall be for a 24-month period, with the option of multiple extensions to be extended by up to 24-months, subject to mutual agreement. The option of multiple extensions may be exercised by the Council giving written notice to the Supplier to that effect, not less than 3-month before the contract would otherwise expire.

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

Please refer in full to the ITT, SPD Instruction Document and Tender Documents.

II.2) Description

II.2.1) Title

Lot 2 Skye & Lochalsh and Ross & Cromarty Areas [SL&RC]

Lot No

2

II.2.2) Additional CPV code(s)

- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Various Addresses throughout the Skye And Lochalsh & Ross And Cromarty Area.

II.2.4) Description of the procurement

This Lot 2 covers in the region of 2,263 properties in Skye And Lochalsh & Ross And Cromarty Areas with approximately 1,359 properties in Year One and approximately 904 properties in Year Two.

The address lists will be issued to the contractor electronically in batches by the CA, based on priority, as the list is subject to live changes on a regular basis – i.e. voids, heating installations, mutual exchanges.

The contractor shall be issued each batch of address list as the previous list approaches full compliance. For contractor route optimisation and programming planning purposes these shall be issued to the contractor at a mutually agreeable timescale.

It should be noted that these numbers are not guaranteed. Some properties may be added or omitted during the currency of the contract i.e. recent new build properties may be added and demolished or properties that have been rewired may be omitted.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

The Contract shall be for a 24-month period, with the option of multiple extensions to be extended by up to 24-months, subject to mutual agreement. The option of multiple extensions may be exercised by the Council giving written notice to the Supplier to that effect, not less than 3-month before the contract would otherwise expire.

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

Please refer in full to the ITT, SPD Instruction Document and Tender Documents.

II.2) Description

II.2.1) Title

Lot 3 Caithness & Sutherland Areas [C&S]

Lot No

3

II.2.2) Additional CPV code(s)

- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Various Addresses throughout the Caithness and Sutherland.

II.2.4) Description of the procurement

This Lot 3 covers in the region of 1,424 properties in Caithness And Sutherland Areas with approximately 855 properties in Year One and approximately 569 properties in Year Two.

The address lists will be issued to the contractor electronically in batches by the CA, based on priority, as the list is subject to live changes on a regular basis – i.e. voids, heating installations, mutual exchanges.

The contractor shall be issued each batch of address list as the previous list approaches full compliance. For contractor route optimisation and programming planning purposes these shall be issued to the contractor at a mutually agreeable timescale.

It should be noted that these numbers are not guaranteed. Some properties may be added or omitted during the currency of the contract i.e. recent new build properties may be added and demolished or properties that have been rewired may be omitted.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

The Contract shall be for a 24-month period, with the option of multiple extensions to be extended by up to 24-months, subject to mutual agreement. The option of multiple extensions may be exercised by the Council giving written notice to the Supplier to that effect, not less than 3-month before the contract would otherwise expire.

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

Please refer in full to the ITT, SPD Instruction Document and Tender Documents.

II.2) Description

II.2.1) Title

Lot 4 Lochaber & Badenoch and Strathspey Areas [LB&S]

Lot No

4

II.2.2) Additional CPV code(s)

- 50711000 - Repair and maintenance services of electrical building installations

II.2.3) Place of performance

NUTS codes

- UKM6 - Highlands and Islands

Main site or place of performance

Various Addresses throughout the Lochaber & Badenoch and Strathspey

II.2.4) Description of the procurement

This Lot 4 covers in the region of 1,689 properties in Lochaber & Badenoch and Strathspey Areas with approximately 1,013 properties in Year One and approximately 676 properties in Year Two.

The address lists will be issued to the contractor electronically in batches by the CA, based on priority, as the list is subject to live changes on a regular basis – i.e. voids, heating installations, mutual exchanges.

The contractor shall be issued each batch of address list as the previous list approaches full compliance. For contractor route optimisation and programming planning purposes these shall be issued to the contractor at a mutually agreeable timescale.

It should be noted that these numbers are not guaranteed. Some properties may be added or omitted during the currency of the contract i.e. recent new build properties may be added and demolished or properties that have been rewired may be omitted.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

The Contract shall be for a 24-month period, with the option of multiple extensions to be extended by up to 24-months, subject to mutual agreement. The option of multiple extensions may be exercised by the Council giving written notice to the Supplier to that effect, not less than 3-month before the contract would otherwise expire.

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

Please refer in full to the ITT, SPD Instruction Document and Tender Documents.

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

Please refer in full to the ITT, SPD Instruction Document and Tender Documents - all as per Tender Requirements.

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.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

Please refer in full to the ITT, SPD Instruction Document and Tender Documents - all as per Tender Requirements.

III.2.2) Contract performance conditions

Tenderers are to refer in full to the ITT, SPD Instruction Document and Tender Documents (all as per Tender Requirements) which they shall comply with.

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.1.8) 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: [2024/S 000-203803](#)

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

Date

17 December 2025

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

Tender must be valid until: 15 June 2026

IV.2.7) Conditions for opening of tenders

Date

17 December 2025

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: The Contract Notice for future competition of recurring requirements will be published on Public Contracts Scotland (PCS).

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

The buyer is using PCS to conduct this Tender exercise.

For more information please refer in full to the ITT and SPD-Instructions documents.

For further information on using PCS, please contact the PCS-Team - Telephone 0800 222 9003 PCS Website Contact Us Online Form

https://www.publiccontractsscotland.gov.uk/AboutUs/AboutUs_ContactUs.aspx as stated in the ITT.

Tenderers 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.

Community benefits are included in this requirement.

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=807942.

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:

Please refer in full to Tender documents for outline of community benefits which shall be included within this contract.

(SC Ref:807942)

Download the ESPD document here:
https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=807942

VI.4) Procedures for review

VI.4.1) Review body

Inverness Sheriff Court and Justice of the Peace Court

The Inverness Justice Centre, Longman Road

Inverness

IV1 1AH

Email

inverness@scotcourts.gov.uk

Telephone

+44 1463230782

Country

United Kingdom

Internet address

<https://www.scotcourts.gov.uk/the-courts/court-locations/inverness-sheriff-court-and-justice-of-the-peace-court>