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Tender

PKC12687 Domestic bathroom replacements

Perth & Kinross Council

F02: Contract notice

Notice identifier: 2025/S 000-075879

Procurement identifier (OCID): ocds-h6vhtk-04de88

Published 21 November 2025, 9:14am

The closing date and time has been changed to:

14 January 2026, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Perth & Kinross Council

2 High Street

Perth

PH1 5PH

Contact

Richard Welch

Email

RWelch@pkc.gov.uk

Telephone

+44 1738475000

Country

United Kingdom

NUTS code

UKM77 - Perth & Kinross and Stirling

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00372

I.3) Communication

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

www.publictendersscotland.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publictendersscotland.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

PKC12687 Domestic bathroom replacements

Reference number

PKC12687

II.1.2) Main CPV code

- 45211310 - Bathrooms construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Domestic bathroom replacements

II.1.5) Estimated total value

Value excluding VAT: £5,100,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211310 - Bathrooms construction work

II.2.3) Place of performance

NUTS codes

- UKM77 - Perth & Kinross and Stirling

Main site or place of performance

Perth & Kinross Council area

II.2.4) Description of the procurement

Perth & Kinross Council is seeking to appoint a suitably qualified and experienced contractor for the supply and installation of replacement bathrooms in 568 domestic properties over a 2 year period across the Perth & Kinross Council area.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £5,100,000

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

Duration in months

24

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 6

Maximum number: 8

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

A 12 month extension option is available

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

The estimated value includes the initial contract period and optional extension.

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

Bidders must be qualified in the 18th Edition Wiring Regulations (BS7671) and members of NICEIC or Select. SNIPeF members for plumbing works. Bidders must upload certificates as evidence of their membership.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Current Ratio (Current Assets divided by Current Liabilities)

Net Assets (Net Worth) (value per the Balance Sheet)

Professional Indemnity Insurance - GBP 2,000,000

Employer's Liability Insurance - GBP 10,000,000

Public Liability Insurance - GBP 5,000,000

Minimum level(s) of standards possibly required

The acceptable range is:

1. Current Ratio - it is expected that the ratio is equal to or greater than 1, i.e. Current Assets will equal or exceed Current Liabilities for both years. Reasons for not meeting the

required test to be disclosed by tenderers together with appropriate supporting evidence to confirm the suitability of the tenderer for the contract.

2. Net Assets (Net Worth) - it is expected that the Net Worth will be positive, i.e. a Net Assets position for both years. Reasons for not meeting the required test to be disclosed together with appropriate supporting evidence to confirm the suitability of the tenderer for the contract.

4B.5.1a The Bidder must confirm they already have, or can commit to obtain, prior to commencement of the contract Professional Indemnity Insurance in the sum of GBP 2,000,000 for any one occurrence or series of occurrences arising out of one event.

4B.5.1b The Bidder must confirm they already have, or can commit to obtain, prior to commencement of the contract Employer's Liability Insurance in the sum of GBP 10,000,000 for any one occurrence or series of occurrences arising out of one event.

4B.5.2 The Bidder must confirm they already have, or can commit to obtain, prior to commencement of the contract Public Liability Insurance in the sum of GBP 5,000,000 for any one occurrence or series of occurrences arising out of one event.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Previous Experience

Quality Assurance Schemes and Environmental Standards

Minimum level(s) of standards possibly required

4C.1 Works

Please provide details of two similar size contracts, where they have installed at least 5 -10 bathroom replacements in domestic properties per week. The response should include the duration and cost of the works. If the bathroom replacements formed part of a larger refurbishment contract, please identify the number and cost of bathroom works only. The bidder will score highly if they demonstrate carrying out installation works in properties that are occupied and for Local Authorities, Housing Associations and Registered Social Landlords.

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

2. The bidder must be able to provide documented evidence of their Quality Management policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

HEALTH AND SAFETY PROCEDURES

1. The bidder must hold a UKAS (or equivalent), accredited independent third-party certificate of compliance in accordance with BS OHSAS 18001 (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,

2. The bidder must be able to provide documented evidence of their Health and Safety policies and procedures as detailed in section 10 of the Instructions for Tenderers document.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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 000-004890](#)

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

Originally published as:

Date

9 January 2026

Local time

12:00pm

Changed to:

Date

14 January 2026

Local time

12:00pm

See the [change notice](#).

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

13 February 2026

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

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 6735.
For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

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:

During the term of the contract, the Council will request Management Information to support the delivery of Community Benefits. This will be monitored and reported during the lifetime of the contract.

Please refer to Instructions to Tenderers information on the Council's approach to Community Benefits and access to our Wish List.

Describe how you will actively deliver Community Benefits as part of this contract. Your response should detail what Community Benefits you will commit to deliver via this contract and how you will deliver these to their full potential. Please include within your answer details of your ability to report regularly on all progress made and the contact details of the individual responsible for delivering Community Benefits.

(SC Ref:816426)

VI.4) Procedures for review

VI.4.1) Review body

Perth Sheriff Court

County Bldg, Tay St

Perth

PH2 8NL

Country

United Kingdom