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Contract

## **Argyll and Bute General Property Maintenance Term Contract**

Argyll and Bute Council  
NHS Highland  
The City of Edinburgh Council

F03: Contract award notice

Notice identifier: 2025/S 000-077621

Procurement identifier (OCID): ocds-h6vhtk-04c587

Published 27 November 2025, 11:47am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Argyll and Bute Council

Kilmory

Lochgilphead

PA31 8RT

#### **Contact**

Elaine Appleby

#### **Email**

[elaine.appleby@argyll-bute.gov.uk](mailto:elaine.appleby@argyll-bute.gov.uk)

#### **Telephone**

+44 1586555232

**Country**

United Kingdom

**NUTS code**

UKM - Scotland

**Internet address(es)**

Main address

<http://www.argyll-bute.gov.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00063](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00063)

**I.1) Name and addresses**

NHS Highland

Assynt House, Beechwood Park

Inverness

IV2 3BW

**Email**

[nhsh.tenders@nhs.scot](mailto:nhsh.tenders@nhs.scot)

**Telephone**

+44 1463704000

**Country**

United Kingdom

**NUTS code**

UKM6 - Highlands and Islands

**Internet address(es)**

Main address

<http://www.nhshighland.scot.nhs.uk>

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00302](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00302)

**I.1) Name and addresses**

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

**Email**

[procurement.delivery@edinburgh.gov.uk](mailto:procurement.delivery@edinburgh.gov.uk)

**Telephone**

+44 1314693922

**Country**

United Kingdom

**NUTS code**

UKM75 - Edinburgh, City of

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00290](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290)

## **I.2) Information about joint procurement**

The contract involves joint procurement

## **I.4) Type of the contracting authority**

Regional or local authority

## **I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Argyll and Bute General Property Maintenance Term Contract

#### **II.1.2) Main CPV code**

- 45210000 - Building construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

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

Value excluding VAT: £9,000,000

### **II.2) Description**

#### **II.2.1) Title**

Cowal

Lot No

1

**II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

**II.2.3) Place of performance**

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Cowal

**II.2.4) Description of the procurement**

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

**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

**II.2) Description**

### **II.2.1) Title**

Helensburgh & Lomond

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UKM81 - East Dunbartonshire, West Dunbartonshire and Helensburgh & Lomond

Main site or place of performance

Helensburgh & Lomond

### **II.2.4) Description of the procurement**

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

### **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

## **II.2) Description**

### **II.2.1) Title**

Bute

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Bute

### **II.2.4) Description of the procurement**

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

### **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

## **II.2) Description**

### **II.2.1) Title**

Mid-Argyll

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Mid-Argyll

### **II.2.4) Description of the procurement**

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

### **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

## **II.2) Description**

### **II.2.1) Title**

Kintyre

Lot No

5

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Kintyre

### **II.2.4) Description of the procurement**

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include

Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

### **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

## **II.2) Description**

### **II.2.1) Title**

Islay & the Isles

Lot No

6

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Islay & the Isles

### **II.2.4) Description of the procurement**

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

### **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

## **II.2) Description**

### **II.2.1) Title**

Oban & Lorn and Mull

Lot No

7

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Oban & Lorn and Mull

#### **II.2.4) Description of the procurement**

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

#### **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

## **II.2) Description**

### **II.2.1) Title**

Tiree & Coll

Lot No

8

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

Main site or place of performance

Tiree & Coll

### **II.2.4) Description of the procurement**

General planned and reactive maintenance work of several trades comprising Builder, Joiner, Glazing, Rot works, Roofing Works, Plaster Works, Floor wall and ceiling Finishings, Decoration, Electrical works, Plumbing, Heating distribution and emitters to small installations, Emergency Lighting. The contract will also include Housing Maintenance works in relation to temporary tenancies. The contract may also include Larger Reactive Maintenance/Capital Works/Planned Maintenance works. The contract may also include requested quotations for compliance maintenance works of Fixed wire testing, Electrical controls and time clocks for heaters, Water metering or byelaw compliance works, Legionella compliance works, Fire alarm works. The contract may also include NHS Highland Maintenance.

### **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

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## **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 000-029145](#)

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## **Section V. Award of contract**

### **Lot No**

1

### **Title**

Cowal

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 3

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

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

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

**V.2.3) Name and address of the contractor**

John Brown (Strone) Ltd

Strone Place, 5 Hamilton Street

Dunoon

PA237RG

Telephone

+44 1369707766

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: £1,800,000

**V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 10 %

## **Section V. Award of contract**

### **Lot No**

2

### **Title**

Helensburgh & Lomond

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 3

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

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

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

#### **V.2.3) Name and address of the contractor**

DCF Joiners & Building Services Ltd

7 Alder Road, Broadmeadow Industrial Estate

Dumbarton

G82 2EL

Telephone

+44 1389767934

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: £1,550,000

**V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 20 %

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## **Section V. Award of contract**

### **Lot No**

3

### **Title**

Bute

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 4

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

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

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

#### **V.2.3) Name and address of the contractor**

George hanson Building Contractors Ltd

20 Union Street

Rothesay, Isle of Bute

PA20 0HD

Telephone

+44 1700501894

Country

United Kingdom

NUTS code

- UKM - Scotland

The contractor is an SME

Yes

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

Total value of the contract/lot: £600,000

**V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 10 %

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## **Section V. Award of contract**

### **Lot No**

4

### **Title**

Mid-Argyll

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 4

Number of tenders received from SMEs: 4

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

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

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

#### **V.2.3) Name and address of the contractor**

MacLeod Construction

Kilmory Industrial Estate

Lochgilphead

PA31 8UR

Telephone

+44 1546602989

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: £1,200,000

**V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 5 %

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## **Section V. Award of contract**

### **Lot No**

5

### **Title**

Kintyre

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 1

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

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

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

#### **V.2.3) Name and address of the contractor**

McKinven & Colville Ltd

Unit 2 , Snipefield Ind Est

Campbeltown

PA28 6SY

Telephone

+44 1586552724

Country

United Kingdom

NUTS code

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,400,000

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 25 %

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## **Section V. Award of contract**

### **Lot No**

6

### **Title**

Islay & the Isles

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 1

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

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

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

#### **V.2.3) Name and address of the contractor**

McEachern Bros.

7 Keills, Port Askaig

Isle of Islay

PA46 7RF

Telephone

+44 1496840261

Country

United Kingdom

NUTS code

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

The contractor is an SME

Yes

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

Total value of the contract/lot: £500,000

**V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 5 %

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## **Section V. Award of contract**

### **Lot No**

7

### **Title**

Oban & Lorn and Mull

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 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**

Oban Electrical Services (Ltd)

19 Stevenson Street

Oban

PA34 5NA

Telephone

+44 7500962824

Country

United Kingdom

NUTS code

- UKM63 - Lochaber, Skye & Lochalsh, Arran & Cumbrae and Argyll & Bute

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,750,000

**V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 15 %

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## **Section V. Award of contract**

### **Lot No**

8

### **Title**

Tiree & Coll

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 November 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 1

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

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

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

#### **V.2.3) Name and address of the contractor**

CKR Island Construction Ltd

The Old Schoolhouse, Scarinish

Isle of Tiree

PA77 6UH

Telephone

+44 7747043686

Country

United Kingdom

NUTS code

- UKM6 - Highlands and Islands

The contractor is an SME

Yes

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

Total value of the contract/lot: £200,000

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 10 %

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## **Section VI. Complementary information**

### **VI.3) Additional information**

(SC Ref:816944)

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Oban Sheriff Court

Oban

Country

United Kingdom

