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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

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

I.1) Name and addresses

NHS Highland

Assynt House, Beechwood Park

Inverness

IV2 3BW

Email

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

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

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

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

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

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](#)

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 %

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 %

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 %

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 %

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 %

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 %

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 %

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

