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Tender

Domestic Repair & Maintenance Framework Agreement

The City of Edinburgh Council
Kingdom Housing Association Limited

F02: Contract notice

Notice identifier: 2025/S 000-078024

Procurement identifier (OCID): ocds-h6vhtk-05eaf0

Published 28 November 2025, 11:43am

The closing date and time has been changed to:

22 January 2026, 10:00am

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Contact

Kelly Faulds

Email

kelly.faulds@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.1) Name and addresses

Kingdom Housing Association Limited

Saltire Centre, Pentland Court

Glenrothes

KY6 2DA

Email

kingdom@kha.scot

Telephone

+44 1592631661

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

<http://www.kingdomhousing.org.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA12982

I.2) Information about joint procurement

The contract involves joint procurement

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://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

Domestic Repair & Maintenance Framework Agreement

Reference number

CT1512

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

The City of Edinburgh Council wishes to appoint contractors to a Framework Agreement to deliver repairs and maintenance works to the Council's domestic estate. The Framework Agreement will be utilised to support the Council's internal team for specialist works and services, and in times of high demand.

The services will be required in three main operational areas:- Responsive Repairs, Empty Homes and Planned Works. The size and nature of the works will vary widely, but to give an indication of the scale, it may consist of works such as minor repairs to taps up to a full bathroom installation, small repairs to previous installed electrical components to full rewire of properties, external door painting to full decoration of properties, plastering patch work to skim coating walls and ceilings.

The Framework is split into 5 Lots:

- Lot 1 – Internal Works
- Lot 2 – External Works
- Lot 3 – Jetting & Drainage Works
- Lot 4 – Preservation Works
- Lot 5 – Scaffolding Services

The estimated value of the Framework Agreement is GBP10,000,000 – GBP12,500,000 per annum and the Framework Agreement will run from 1st April 2026 – 31st March 2030.

II.1.5) Estimated total value

Value excluding VAT: £50,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

External Works

Lot No

2

II.2.2) Additional CPV code(s)

- 45261200 - Roof-covering and roof-painting work
- 45262100 - Scaffolding work
- 45342000 - Erection of fencing
- 45340000 - Fencing, railing and safety equipment installation work
- 45262500 - Masonry and bricklaying work

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The City of Edinburgh Council wishes to procure up to 4 contractors to deliver external works in its domestic estate under a Framework Agreement.

The contractor will be required to deliver works to any aspect of the external envelope of

the building primarily covering general construction, roofing, leadwork, groundwork and specialist external finishing services. The scope will also include any necessary repairs to external structures such as walls, roofs, windows and signage where applicable.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £9,600,000

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

Duration in months

48

This contract is subject to renewal

No

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) Description

II.2.1) Title

Internal Works

Lot No

II.2.2) Additional CPV code(s)

- 45440000 - Painting and glazing work
- 45421000 - Joinery work
- 45410000 - Plastering work
- 45310000 - Electrical installation work
- 45311000 - Electrical wiring and fitting work
- 45262600 - Miscellaneous special-trade construction work
- 45330000 - Plumbing and sanitary works
- 45432114 - Wood flooring work

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The City of Edinburgh Council is seeking to procure up to 6 contractors to deliver internal works to its domestic estate. The Contractor shall be required to undertake, deliver and complete all works relating to any aspect of the internal envelope of the building, with primary focus on joinery works including the installation, repair and maintenance of doors, frames, architraves, skirting boards, staircases, fitted furniture and other timber components; plumbing services covering installation, repair, maintenance and replacement of all sanitary ware, pipework, water supply systems, waste systems, and associated plumbing fixtures and fittings; electrical works encompassing the installation, testing, maintenance and repair of lighting, power circuits, distribution boards, switches, sockets and all associated electrical infrastructure; painting and decorating services including surface preparation, application of paints, wall coverings, decorative finishes and protective coatings to internal surfaces; plastering works covering the application, repair and finishing of plaster, render, dry lining and associated wall and ceiling finishes; including the installation of front doors, back doors and balcony doors windows and glazing services including the installation, repair, maintenance and replacement of window units, glazing systems, sealed units and associated hardware ; and flooring works encompassing the preparation, installation, repair and maintenance of all floor coverings and finishes including timber, vinyl flooring systems.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £20,000,000

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

Duration in months

48

This contract is subject to renewal

No

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) Description

II.2.1) Title

Jetting & Drainage Works

Lot No

3

II.2.2) Additional CPV code(s)

- 45232450 - Drainage construction works
- 45232452 - Drainage works
- 45332200 - Water plumbing work
- 45332000 - Plumbing and drain-laying work

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The City of Edinburgh Council wishes to procure up to 4 contractors to deliver jetting and drainage works in the Council's domestic estate.

0.6 The Contractor shall be required to undertake, deliver and complete all works relating to any aspect of the internal envelope of the building, with primary focus on high-pressure water jetting services including clearance of blockages, descaling, root removal and preventative maintenance of drainage systems; drainage works encompassing inspection, repair, maintenance and installation of all internal and external drainage infrastructure, including foul water, surface water and combined drainage systems; and plumbing services covering installation, repair, maintenance and replacement of all sanitary ware, pipework, water supply systems, waste systems, and associated plumbing fixtures and fittings.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £4,000,000

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

Duration in months

48

This contract is subject to renewal

No

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) Description

II.2.1) Title

Preservation Works

Lot No

4

II.2.2) Additional CPV code(s)

- 92522000 - Preservation services of historical sites and buildings

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The City of Edinburgh Council wishes to procure up to 4 contractors to deliver preservation works under a Framework Agreement.

The contractor will be required to deliver works to any aspect of the internal envelope of the building primarily Damp, Mould and Condensation covering joinery, plumbing, electrical, painting and decorating, plastering, windows & glazing, flooring. At times of high demand and subject to contractor capability, there may also be a requirement to deliver preservation, external works or scaffolding.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £3,000,000

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

Duration in months

48

This contract is subject to renewal

No

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) Description

II.2.1) Title

Scaffolding Services

Lot No

5

II.2.2) Additional CPV code(s)

- 45262100 - Scaffolding work
- 45262110 - Scaffolding dismantling work
- 45262120 - Scaffolding erection work

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The City of Edinburgh Council wishes to procure up to 4 contractors to deliver scaffolding services in the Council's domestic estate.

0.6 The contractor will be required to provide safe, compliant and fit for purpose access solutions across the councils housing stock to facilitate repairs, maintenance, cyclical works and emergency interventions. The contractor shall supply, erect, adapt, inspect and dismantle all scaffolding in accordance with the relative legislation. Works may include but are not limited to the following; external access scaffolds, roof line scaffolds, tower scaffolds, gantries, edge protection, debris netting and protection. The contractor is expected to conduct site assessments, identify appropriate scaffold design and ensure all installations are secure and suitable for the duration of the required works. Regular statutory inspections must be carried out, recorded and shared with the council.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.6) Estimated value

Value excluding VAT: £4,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

List and brief description of selection criteria

Part IV: Selection Criteria - B: Economic and financial standing – Question 4B.1 -
Tenderers are required to have the following minimum “general” annual turnover for each respective Lot/sub-Lots for the last two financial years.

Lot 1

- A minimum “general” annual turnover of 1,500,000 GBP for each of the last two financial years.

Lot 2

- A minimum “general” annual turnover of 1,500,000 GBP for each of the last two financial years.

Lot 3

- A minimum “general” annual turnover of 500,000 GBP for each of the last two financial years.

Lot 4

- A minimum “general” annual turnover of 1,000,000 GBP for each of the last two financial years.

Lot 5

- A minimum “general” annual turnover of 1,000,000 GBP for each of the last two financial years.

Where a Tenderer does not have an annual turnover of this value, the Council may exclude the Tenderer from the competition or may apply discretion seeking supporting evidence to determine the Tenderer’s suitability to proceed in the competition.

Part IV: Selection Criteria - B: Economic and financial standing – Question 4B.4 - Tenderers will be required provide the following information in response to 4B.4 for all Lots:

- Current ratio for Current Year: 1.20
- Current ratio for Prior Year: 1.20

Part IV: Selection Criteria - B: Economic and Financial Standing – Question 4B.5 - Tenderers are required to hold, or commit to obtaining prior to the commencement of any subsequently awarded contract, the types and minimum levels of insurance indicated below:

- a. Employer’s (Compulsory) Liability Insurance – GBP10m each and every claim
- b. Public and Products Liability Insurance – GBP10m each and every claim
- c. Contractors All Risk – Contract Works insurance with a Limit per Contract of not less than the value of the works plus 15%
- d. Professional Indemnity Insurance – GBP5m in the aggregate

Tenderers must note that the above figures are the minimum levels of insurance required to be awarded onto the Framework Agreement.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Part IV: Selection Criteria – Prompt Payment – Question 4C.4 –

It is a mandatory requirement of this Contract that a prompt payment clause is present in all Contracts used in the delivery of the requirements. This ensures payment of sub-contractors at all stages of the supply chain within 30 days and includes an obligation to provide a point of contact for sub-contractors to refer to in the case of payment difficulties.

This will require active monitoring of payment performance as well as the provision of evidence and reports to the Council on request or as contractually scheduled.

Part IV: Selection Criteria – Living Wage Payment – Question 4C.5 –

Tenderers are asked to confirm that they will pay staff that are involved in the delivery of the contract (including any agency or sub-contractor staff directly involved in the delivery of the contract), at least the real Living Wage. Tenderers should confirm that this condition will be met within the response to this question. Please note that tenderers who fail to answer “Yes” to this question may not have their tender considered further or proceed to the Price/Quality ratio calculation.

Part IV: Selection Criteria – Environmental Measures – Question 4C.7 –

Tenderers will be required to provide evidence that their organisation has taken steps to build their awareness of the climate change emergency and how they will respond.

Accepted evidence includes but is not limited to:

- A completed copy of “Annex 4 - Bidder Priority Contract Climate Change Plan – Blank Template” including planned projects and actions to reduce the Tenderer’s carbon emissions. This does not need to contain calculated carbon emissions.

Where a Tenderer’s response is of a less than the acceptable standard, the Council may exclude the Tenderer from the competition or may apply discretion seeking supporting evidence to determine the Tenderer’s suitability to proceed in the competition.

Part IV: Selection Criteria – D: Quality Assurance Schemes & Environmental Management – Question 4D.1 –

Requirement - Quality Management Procedures

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

If the bidder does not hold UKAS (or equivalent) accredited independent third party

certificate of compliance in accordance with BS EN ISO 9001 (or equivalent), then the bidder must have the following:

A documented policy regarding quality management. The policy must set out responsibilities for quality management demonstrating that the bidder has, and continues to implement, a quality management policy that is authorised by their Chief Executive, or

equivalent, which is periodically reviewed at a senior management level.

The policy must be relevant to the nature and scale of the work to be undertaken and set out responsibilities for quality management throughout the organisation.

Requirement - Health & Safety Procedures

It is a mandatory requirement that Tendering Organisations with more than 5 employees have in place a Health & Safety Policy which is approved at a senior level within the Organisation and is reviewed regularly. Tenderers should confirm that this condition has been met within the response to this question.

Where a Tenderer does not have a Health & Safety Policy and is required to do so, the Council may exclude the Tenderer from the competition.

NOTE: Organisations with fewer than five employees are not required by law to have a documented policy statement.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

This Framework Agreement shall include a Community Benefit Clause

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.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 22

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

Originally published as:

Date

14 January 2026

Local time

12:00pm

Changed to:

Date

22 January 2026

Local time

10:00am

See the [change notice](#).

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

14 January 2026

Local time

1:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

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

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=816721.

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:

Community Benefits will be assessed in a general terms at Invitation to Tender Stage for entry to the Framework Agreement.

Specific Community Benefits shall be set at call off stage in relation to the requirements and needs of the immediate local area and Council tenants in which the works are taking place.

(SC Ref:816721)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=816721

VI.4) Procedures for review

VI.4.1) Review body

Sherriff Court

Sherriff Court House 27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

A tenderer that suffers loss as a result of a breach of duty under the Public Contracts (Scotland) Regulations 2015 may bring proceedings in the Sheriff Court or the Court of Session. The City of Edinburgh Council (the Council) will have a minimum standstill period of 10 days before awarding the contract. The communication of the award decision notice will be sent by fax or e-mail to all tenderers with the standstill period commencing on the next day. If proceedings are started in the Sheriff Court or the Court of Session against the Council in respect of the decision to award the contract within the standstill period then the Council is prevented from awarding the contract. Post contract award the Sheriff Court or the Court of Session may (1) award damages provided proceedings are brought within 3 months from the date when the grounds for the bringing of the proceedings first arose (2) be entitled to issue an ineffectiveness order or impose a financial penalty on the Council. A claim for an ineffectiveness order must be made within 30 days of the Contract Award Notice being published in the FTS or within 30 days of the date those who expressed an interest in or otherwise bid for the contract were informed of the conclusion of the contract or in any other case within 6 months from the date on which the contract was entered into.