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Planning

## **Portobello Swim Centre Upgrade**

The City of Edinburgh Council

F01: Prior information notice

Prior information only

Notice identifier: 2026/S 000-000262

Procurement identifier (OCID): ocids-h6vhtk-05ff3c

Published 5 January 2026, 12:07pm

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

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

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

#### **Contact**

Callum Ewan

#### **Email**

[callum.ewan@edinburgh.gov.uk](mailto:callum.ewan@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.3) Communication**

Additional information can be obtained from the above-mentioned address

**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**

Portobello Swim Centre Upgrade

Reference number

CT1735

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

- 45262690 - Refurbishment of run-down buildings

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

Works

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

The City of Edinburgh Council is seeking market input in order to determine the best route to market for the refurbishment of Portobello Swim Centre. The building is A Listed. Project information is enclosed along with a short questionnaire for completion in January 2026.

#### **II.1.5) Estimated total value**

Value excluding VAT: £7,500,000

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

This contract is divided into lots: No

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

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

- 45453100 - Refurbishment work

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

NUTS codes

- UKM75 - Edinburgh, City of

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

Portobello Swim Centre, first opened in 1898 and located three miles from Edinburgh City Centre, contains Edinburgh's only publicly available Victorian Turkish bath (one of only three remaining in Scotland), along with two public swimming pools and a gym facility)

Key proposals include:

- Ground Floor: Relocation of the gym to the first floor; reinstatement of the original changing area to the west of the entrance; creation of a new studio space centrally located within the building; installation of additional poolside cubicles; and reconfiguration of circulation routes to enhance user flow.
- First Floor: Conversion of existing studio spaces into a new dual-aspect gym overlooking Portobello Beach and both swimming pools.
- Externally: Substantial repairs are planned for the roof and stonework, with emergency stonework repairs already undertaken in October 2025.

The outline MEP scope includes:

- Upgrades to switchgear, distribution systems, and general power
- Installation of new general and emergency lighting
- Coordination with specialists on fire detection, access control, data networks, and AV systems

### **II.2.14) Additional information**

Please complete the enclosed short questionnaire if you are interested in the project to help determine an appropriate route to market

## **II.3) Estimated date of publication of contract notice**

1 April 2026

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section VI. Complementary information**

### **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=819571](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=819571).

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