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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

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.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

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

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

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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