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Tender

Refurbishment of Units 1-8 and external yard replacement at Admiral Hyson Industrial Estate

Glasgow City Council (as administering authority for the Strathclyde Pension Fund)

F02: Contract notice

Notice identifier: 2026/S 000-003642

Procurement identifier (OCID): ocds-h6vhtk-06070a

Published 15 January 2026, 4:41pm

Section I: Contracting authority

I.1) Name and addresses

Glasgow City Council (as administering authority for the Strathclyde Pension Fund)

Chief Executives Department, City Chambers

Glasgow

G2 1DU

Email

admiralhyson.uk@avisonyoung.com

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/Search/Search_AuthProfile.aspx?ID=AA00196

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted to the following address:

Avison Young

London

Email

admiralhyson.uk@avisonyoung.com

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<https://www.avisonyoung.co.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

Refurbishment of Units 1-8 and external yard replacement at Admiral Hyson Industrial Estate

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This procurement is to appoint a contractor for the refurbishment of eight light industrial units, comprising the Admiral Hyson Industrial Estate at Hyson Road, London SE16. The works include the replacement of the external yard and underground drainage system.

The procurement is being conducted by DTZ Investors for Glasgow City Council (the Council) as administering authority for the Strathclyde Pension Fund (the Fund). The successful Bidder will enter into the contract for the works with the Council.

II.1.5) Estimated total value

Value excluding VAT: £4,400,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45111240 - Ground-drainage work
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45200000 - Works for complete or part construction and civil engineering work
- 45213200 - Construction work for warehouses and industrial buildings
- 45210000 - Building construction work

II.2.3) Place of performance

NUTS codes

- UKI44 - Lewisham and Southwark

Main site or place of performance

Admiral Hyson Industrial Estate, Admiral Hyson Road, London SE16 3PA

II.2.4) Description of the procurement

The works will comprise the full refurbishment of the industrial estate, including the internal and external elements of the units and the replacement of the external yard and underground drainage.

Currently, the units are vacant and have been stripped out back to shell and core (including all utilities). The works are anticipated to include the replacement of the (assumed) asbestos cement sheet roof with a new insulated system, the replacement and refurbishment of the vertical built-up cladding system, new rooflights, the installation of a small array of photovoltaic (PV) panels to each unit, new external windows and doors, new roller shutter doors, the decoration to all internal surfaces including masonry/steelwork/concrete, new warehouse floor coating, new partitioning forming WC cubicles, new plasterboard lining throughout, new WC blocks inc showering facilities, new fitted out first floor office comprising suspended ceilings and floor coverings, new internal doors and the installation of new mezzanines to each unit.

The units will also benefit from new electrical supplies, routed underneath the new yard and will provide power to new service heads and internal distribution throughout, new LED lighting to all areas, new fire alarm system to all areas, all associated plumbing to WCs, showers and kitchenettes, new ventilation to WCs, new electric radiators and water heaters, and new air conditioning to all offices.

The works will require coordination with all relevant statutory bodies and utility providers to provide a seamless construction programme.

Further information about the works will be set out in the procurement documents.

The form of contract will be JCT Design & Build Contract 2025.

The contract is being procured under the restricted procedure in accordance with the Public Contracts (Scotland) Regulations 2015. DTZ Investors will manage the procurement on behalf of the Council.

The successful bidder will be required to register with the Avetta approved supplier system prior to entering into contract (if not already approved).

The procurement process leading to the award of the contract will comprise the following stages:

1. SPD stage
2. ITT stage
3. Contract award stage

The procurement documents being issued at this SPD stage include an SPD document and an SPD Guidance document. To participate in the procurement, economic operators must submit a completed SPD document in accordance with this Contract Notice and the instructions in the SPD Guidance document.

II.2.5) Award criteria

Quality criterion - Name: Qaulity / Weighting: 30%

Price - Weighting: 70%

II.2.6) Estimated value

Value excluding VAT: £4,400,000

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

Start date

1 August 2026

End date

1 March 2027

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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.2.14) Additional information

Economic operators may be excluded from this competition if they are in any of the situations referred to in Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

The successful bidder is required to register with contractor verification system, Avetta.

In response to SPD Question 4A.1, Bidders should confirm whether they are already approved and registered with Avetta. Bidders who are not already registered with Avetta should confirm that they are willing to register at the point of contract award in order to 'Pass' this question. Bidders who are not already registered with Avetta and who respond to say that they are not willing to register at the point of contract award will receive a 'Fail' for this question.

Further details can be found in the SPD Guidance document.

III.1.2) Economic and financial standing

List and brief description of selection criteria

In response to Question 4B.1.1 of the SPD, Bidders must confirm they have a 'general' yearly turnover of GBP 13,000,000 for each of their last three (3) financial years.

Bidders who have been trading for less than three (3) years must provide evidence that they have met the above minimum financial requirements for the period during which they have been trading.

Minimum level(s) of standards possibly required

In response to Question 4B.4 of the SPD, Bidders must confirm that their Dun & Bradstreet Failure Score has a Risk Indicator of 1, 2 or 3.

Where a Bidder has a Dun & Bradstreet Failure Score with a Risk Indicator of 4 'High Risk', or a Dun & Bradstreet report is not available, the Council will ask the Bidder to provide further assurance to the Council. This might include other recognised rating agency ratings such as Creditsafe or Company Watch and/or other forms of mitigation, such as a performance bond or Parent Company Guarantee.

Bidders who do not satisfy the financial requirements and are seeking to rely on the economic and financial standing of a parent company (or other organisation) to satisfy the minimum turnover requirement and/or the credit rating requirement must:

- (i) State this explicitly in response to Question 4B.6;
- (ii) Provide a letter of commitment from the parent company (or other organisation) to provide a guarantee on terms acceptable to the Council; and
- (iii) Provide the required financial information in respect of the guarantor.

Where the bidder is a group of economic operators (such as a consortium), the Lead Party of that group must satisfy with the financial requirements.

In response to Question 4B.5.1 – 4B.5.3 of the SPD, Bidders must confirm that they have or can commit to obtain prior to commencement of the contract the following insurances and associated minimum financial levels of cover: -

- Bidders shall take out and maintain, throughout the period of the contract, Employer's Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and unlimited in the period;
- Bidders shall take out and maintain, throughout the period of the contract, Public Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and unlimited in the period;
- Bidders shall take out and maintain, throughout the period of the contract, Products Liability insurance to the value of at least TEN MILLION POUNDS STERLING (GBP 10,000,000) in respect of any one event and in the aggregate; and
- Bidder shall take out and maintain throughout the period of their services Professional Indemnity insurance to the value of at least FIVE MILLION POUNDS STERLING (GBP 5,000,000) in respect of any one event.

Further details can be found in the SPD Guidance document.

III.1.3) Technical and professional ability

List and brief description of selection criteria

In relation to Question 4C.1 of the SPD, bidders must demonstrate that they have completed works of a similar nature to this project as described in Sections II.1.4 and II.2.4 above by providing three relevant case studies of works of a similar nature carried out during the last five years that demonstrate that their organisation has the required experience in working on the refurbishment of existing industrial units, including replacement of doors and windows, internal and external cladding, roof replacement, construction of mezzanine floors, mechanical, electrical and plumbing works, and of the replacement or new large service yards with a concrete slab on pile foundations, including

service trenching. Your organisation must have experience working around urban areas and/or tight and logistical challenging sites.

Minimum level(s) of standards possibly required

Please carefully review the SPD Guidance document for the detailed requirements for each case study and information on how each case study will be evaluated and scored.

The Council may require that the successful bidder provides a parent company guarantee/guarantees and/or other form of suitable security (including a performance bond) on terms acceptable to the Council. Please refer to the procurement documents for further information.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Where bidders are bidding as part of a group (e.g a consortium), the Council reserves the right to require bidders to assume a specific legal form for the purpose of the award of the contract. Where a bidder relies upon the capacity of another entity to satisfy the criteria relating to economic and financial standing, the Council reserves the right to require the bidder and that entity to be jointly and severally liable.

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

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

Date

19 February 2026

Local time

5:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

13 March 2026

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

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

To participate in this procurement, economic operators should complete the SPD and submit the completed SPD to the Project Manager via email in accordance with the timescales and instructions specified in this Contract Notice and in the SPD Guidance document.

Please carefully review the information in this Contract Notice, the SPD and the SPD Guidance document.

The successful bidder will be required to sign an Insurance Mandate authorising the Council to request copies of insurance documents from the bidder's insurance provider. If the mandate is not signed and returned the Council reserves the right to request copies of insurance certificates from bidders at any point during the contract period.

The Council/SPF is not liable for any costs incurred, including in respect of expressing an interest in, submitting an SPD response or tendering for this opportunity. The Council reserves the right at its sole discretion to vary the procurement (or any part of it) at any time, to not to award a contract and to cancel the procurement (or any part of it).

The Council does not intend to include any community benefit requirements in this contract for the following reason: the works are to be undertaken at a site outside of Scotland.

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=820694.

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

Contract not being delivered in Scotland.

The Contracting Authority does not intend to include any community benefit requirements in this contract for the following reason:

Contract not being delivered in Scotland.

(SC Ref:820694)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court

PO Box 23, 1 Carlton Place

Glasgow

G5 9DA

Email

glasgow@scotcourts.gov.uk

Telephone

+44 1414298888

Country

United Kingdom

Internet address

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

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Court proceedings can be brought in either the Sheriff Court or Court of Session. Any proceedings relating to a breach of a duty owed by Glasgow City Council to a bidder under the Public Contracts (Scotland) Regulations 2015 in relation to this procurement must be started within 30 days beginning with the day on which the bidder first knew or ought to have known that grounds for beginning the proceedings had arisen. The 30-day limitation period can exceptionally be extended by the Court for up to three months if satisfied that there is a good reason for doing so.