

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/005846-2025>

Contract

Craighill New Build Housing Project

Aberdeen City Council

F03: Contract award notice

Notice identifier: 2025/S 000-005846

Procurement identifier (OCID): ocds-h6vhtk-040bcc

Published 19 February 2025, 1:48pm

Section I: Contracting authority

I.1) Name and addresses

Aberdeen City Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

Email

CPSSprocurement@aberdeencity.gov.uk

Telephone

+44 1467539600

Country

United Kingdom

NUTS code

UKM50 - Aberdeen City and Aberdeenshire

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00231

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

Craighill New Build Housing Project

Reference number

000-NYGH1485

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Aberdeen City Council (The Client) is to carry out the redevelopment of the site to form

social housing

rented accommodation (c. 85 nr units) comprising a mix of housing and flatted units, with associated

streets, parking and amenity space. The works are being undertaken as part of an ambitious

programme of works to create high quality social housing units across Aberdeen City and involves the

following:

- All properties to meet Gold Technical Standard
- HfVN
- Current statutory regulation
- Any other requirements set in the ACC High Level Requirements document
- Terms and conditions of the contract
- Take on sites in current conditions and works complete to date

The contract shall be the SBCC Design and Build, 2016 edition, providing a fixed price lump sum. It is

the intention of ACC to novate the design team to the Successful Tenderer. Further detail regarding

the Conditions of Contract shall be provided at the Invitation to Tender stage when the Council shall

confirm which terms and conditions shall apply.

4 | P a g e SPD Instructions

The Works are expected to start in Quarter 3 2024 and will have a 1.5 years contract period.

The Successful Tenderer will undertake the role of Principal Contractor as recognised in the above

documentation and fulfilling the Construction Design and Management Regulations and all relevant UK

Health and Safety Legislation.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £16,191,382.28

II.2) Description

II.2.2) Additional CPV code(s)

- 45211300 - Houses construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Aberdeen City Council (The Client) is to carry out the redevelopment of the site to form social housing

rented accommodation (c. 85 nr units) comprising a mix of housing and flatted units, with associated

streets, parking and amenity space. The works are being undertaken as part of an ambitious

programme of works to create high quality social housing units across Aberdeen City and involves the

following:

- All properties to meet Gold Technical Standard
- HfVN
- Current statutory regulation

- Any other requirements set in the ACC High Level Requirements document
- Terms and conditions of the contract
- Take on sites in current conditions and works complete to date

The contract shall be the SBCC Design and Build, 2016 edition, providing a fixed price lump sum. It is

the intention of ACC to novate the design team to the Successful Tenderer. Further detail regarding

the Conditions of Contract shall be provided at the Invitation to Tender stage when the Council shall

confirm which terms and conditions shall apply.

4 | Page SPD Instructions

The Works are expected to start in Quarter 3 2024 and will have a 1.5 years contract period.

The Successful Tenderer will undertake the role of Principal Contractor as recognised in the above

documentation and fulfilling the Construction Design and Management Regulations and all relevant UK

Health and Safety Legislation.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-030255](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 August 2024

V.2.2) Information about tenders

Number of tenders received: 2

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: 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

CHAP Group

Enterprise Drive Westhill Industrial Estate, Westhill

Aberdeenshire

AB32 6TQ

Telephone

+44 7863356666

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £16,191,382.28

Section VI. Complementary information

VI.3) Additional information

(SC Ref:789034)

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sheriff Court

Aberdeen

Country

United Kingdom