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Planning

Buildings to Lease - Aberdeenshire (For the delivery of social care support services)

Aberdeenshire Council

F01: Prior information notice

Prior information only

Notice identifier: 2026/S 000-010626

Procurement identifier (OCID): ocds-h6vhtk-064948

Published 5 February 2026, 3:58pm

Section I: Contracting authority

I.1) Name and addresses

Aberdeenshire Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

Contact

Wendy Probert

Email

wendy.probert@aberdeenshire.gov.uk

Telephone

+44 1467539600

Country

United Kingdom

NUTS code

UKM50 - Aberdeen City and Aberdeenshire

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00232

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

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

Other activity

Social Care

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Buildings to Lease - Aberdeenshire (For the delivery of social care support services)

II.1.2) Main CPV code

- 85000000 - Health and social work services

II.1.3) Type of contract

Services

II.1.4) Short description

Opportunities have arisen for providers to access a number of Aberdeenshire council buildings. These buildings would be available to deliver a flexible model of service, for example skills development, training opportunities, or a day service model.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 85000000 - Health and social work services

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeenshire

II.2.4) Description of the procurement

Opportunities have arisen for providers to access a number of Aberdeenshire council buildings. These buildings would be available to deliver a flexible model of service, for example skills development, training opportunities, or a day service model.

The 5 available properties are in central and north Aberdeenshire are in the following locations:

1. Unit 9, Castle Park Industrial Estate, Ellon, AB41 9RF (Formerly Can do) – GBP 17,500

per annum

(Rateable Value = GBP 11.500 25/26, proposed rateable value 26/27 GBP 11,750)

2. C/o Pitscurry Project, Whiteford, AB51 5DY (Formerly Buzzard Café) - GBP1 0,000 per annum

(Rateable Value = GBP 16.525 25/26, proposed rateable value 26/27 GBP 16,000)

3. Unit 11 – 16, Macduff Industrial Estate, Old Gamrie Road, Macduff, AB44 1GD (Formerly Beat)

(Rateable Value = GBP 18,000 25/26, proposed rateable value 26/27 GBP 21,750)

Note: Legal fees GBP 567 + Vat

Providers to be able to offer services to a variety of clients groups including but not limited to Learning Disabilities and Mental Health.

Full inventory of equipment available on request.

Please take note there is no commitment from Aberdeenshire Council to commission services.

The skills development, training opportunities, or day services could be offered under SDS options 1 and 2 and for those who have a Training and Skills contract services could be offered under option 3. Providers would be encouraged to remain in contact with local Social Work Teams and advertise services available.

Additional Information

- Lease terms 6 years (annual break with 4months notice with 1 year or 15% charge). Flexible on duration, if required.
- Business opening times will be agreed.
- The Uniform Business Rate for the year 2025/2026 is 49.8 p in the GBP. Please note that tenants may qualify for Small Business Bonus Relief.
- Immediate entry is available, upon completion of legal formalities.
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Please express any notes of interest by 19th February 2026

For properties 1 and 2:

Vicky Henderson - Mental Health and Learning Disability Service Manager (Central Aberdeenshire) vicky.henderson@aberdeenshire.gov.uk

For Properties 3,4 and 5:

Ryan McGregor - Mental Health and Learning Disability Service Manager (North Aberdeenshire) ryan.mcgregor@aberdeenshire.gov.uk

Please provide a 1page note of interest to the relevant person that includes the following information:

- How do you plan to develop the building, and what type of service are you offering from the building?
- What is the model of service you will be providing? i.e days, times, length of sessions, and to whom, etc
- How will this benefit and outcomes for those you support?
- When would you be able to commence this service?
- How would you envisage working within the local communities?
- How will you promote your service within your local communities and establish and/or maintain links with your local social work teams?

II.2.14) Additional information

Process:

- If you require any further information prior to submitting your note of interest, please contact the relevant MH & LD Service Manager
- All notes of interest will be considered and any additional information required will be requested after the closing date
- The outcome of your note of interest will be shared with you by 26th February 2026

II.3) Estimated date of publication of contract notice

20 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=822899.

(SC Ref:822899)