

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/012158-2025>

Tender

NHS General Practice Premises and Lease Arrangements

NHS Ayrshire & Arran

F02: Contract notice

Notice identifier: 2025/S 000-012158

Procurement identifier (OCID): ocds-h6vhtk-04d463

Published 1 April 2025, 10:20am

Section I: Contracting authority

I.1) Name and addresses

NHS Ayrshire & Arran

Eglinton House, Ailsa Hospital, Dalmellington Road

Ayr

KA6 6AB

Email

diane.fraser4@aapct.scot.nhs.uk

Telephone

+44 7866190594

Country

United Kingdom

NUTS code

UKM94 - South Ayrshire

Internet address(es)

Main address

<http://www.nhsaaa.net>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00060

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

NHS General Practice Premises and Lease Arrangements

Reference number

AA-14-25

II.1.2) Main CPV code

- 70112000 - Development of non-residential real estate

II.1.3) Type of contract

Services

II.1.4) Short description

Procurement of NHS General Practice facility through a revenue funded model. Proposed building GIA is circa 650m2.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70112000 - Development of non-residential real estate

II.2.3) Place of performance

NUTS codes

- UKM93 - East Ayrshire and North Ayrshire mainland

Main site or place of performance

Kilwinning, Ayrshire

II.2.4) Description of the procurement

We are looking to procure a Developer to either design and build new or design and refurbish an existing facility to provide NHS General Practice and support accommodation in line with our Employers Requirements. We would then wish to lease back the facility over an arranged lease period.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

10

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

Restricted Dialogue

II.2.10) Information about variants

Variants will be accepted: No

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

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: [2025/S 000-001767](#)

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

Date

1 May 2025

Local time

12:00pm

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

15 May 2025

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

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=794212.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

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:

We would ask Bidders to comply with NHS Ayrshire & Arran's Standing Financial Instructions.

Community benefits are included in this requirement. For more information see:

<https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

NHS Ayrshire and Arran have a duty to consider the economic, social and environmental wellbeing of the authority's area.

Bidders are encouraged to register on the NHS Scotland's Community Benefit Gateway [Free of charge registration available at this link - Access our Community Benefit Gateway | National Services Scotland (nhs.scot)] and review all "Open" bids for NHS Ayrshire & Arran. Bidders should demonstrate how they would propose to deliver any of the "Open" Bids, if they are successfully awarded this contract.

Alternatively, Bidders should demonstrate any Community Benefit they would propose to deliver if they are successfully awarded this contract, in particular community benefits should

be related to:

? Fair Work – recruitment, promotion of jobs in Ayrshire, employability targets for specific groups

? Upskilling – work experience placements, training opportunities; sub-contracting opportunities in Ayrshire

(SC Ref:794212)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=794212

VI.4) Procedures for review

VI.4.1) Review body

Kilmarnock Sherriff Court

St Marnocks Street

Kilmarnock

KA1 1ED

Country

United Kingdom