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Contract

Housing Reactive repair - Roof Repairs

Aberdeenshire Council

F03: Contract award notice

Notice identifier: 2026/S 000-014257

Procurement identifier (OCID): ocds-h6vhtk-059219

Published 17 February 2026, 12:15pm

Section I: Contracting authority

I.1) Name and addresses

Aberdeenshire Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

Email

cpscityshire@aberdeencity.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.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

Housing Reactive repair - Roof Repairs

Reference number

000-CWPU8532

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Aberdeenshire Council require competitive tenders of suitably qualified contractors to complete the Housing Repairs – Roof Repairs. The project will involve working to a strict priority timeline and ensuring excellent communication skills between the contractor and the client. This is therefore a project with time critical response times and as such, the successful contractor must be able to commit to and demonstrate successful examples of working to strict deadlines.

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £7,310,000

II.2) Description

II.2.1) Title

BBU (Banff and Buchan 1)

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Roofing Repairs to housing properties in the ownership of Aberdeenshire Council.

II.2.5) Award criteria

Quality criterion - Name: Contract Delivery / Weighting: 40

Quality criterion - Name: Performance / Weighting: 30

Quality criterion - Name: Health and Safety / Weighting: 20

Quality criterion - Name: Community Benefits / Weighting: 10

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

II.2) Description

II.2.1) Title

BBU2 (Banff and Buchan 2)

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Roof Repairs to housing properties in the ownership of Aberdeenshire Council.

II.2.5) Award criteria

Quality criterion - Name: Contract Delivery / Weighting: 40

Quality criterion - Name: Performance / Weighting: 30

Quality criterion - Name: Health and safety / Weighting: 20

Quality criterion - Name: Community benefits / Weighting: 10

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

II.2) Description

II.2.1) Title

BCHN (Buchan)

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Roof Repair work Repairs to housing properties in the ownership of Aberdeenshire Council

II.2.5) Award criteria

Quality criterion - Name: Contract Delivery / Weighting: 40

Quality criterion - Name: Performance / Weighting: 30

Quality criterion - Name: Health and Safety / Weighting: 20

Quality criterion - Name: Community Benefits / Weighting: 10

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

II.2) Description

II.2.1) Title

FOR 1 (Formartine North)

Lot No

4

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Roof Repair work Repairs to housing properties in the ownership of Aberdeenshire Council.

II.2.5) Award criteria

Quality criterion - Name: Contract Delivery / Weighting: 40

Quality criterion - Name: Performance / Weighting: 30

Quality criterion - Name: Health and safety / Weighting: 20

Quality criterion - Name: Community Benefits / Weighting: 10

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

II.2) Description

II.2.1) Title

FOR 2 (Formartine South)

Lot No

5

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Roof Repair work Repairs to housing properties in the ownership of Aberdeenshire Council.

II.2.5) Award criteria

Quality criterion - Name: Contract Delivery / Weighting: 40

Quality criterion - Name: Performance / Weighting: 30

Quality criterion - Name: Health and Safety / Weighting: 20

Quality criterion - Name: Community Benefits / Weighting: 10

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

II.2) Description

II.2.1) Title

GRCH (Garioch)

Lot No

6

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Roof Repair work Repairs to housing properties in the ownership of Aberdeenshire Council.

II.2.5) Award criteria

Quality criterion - Name: Contract Delivery / Weighting: 40

Quality criterion - Name: Performance / Weighting: 30

Quality criterion - Name: Health and Safety / Weighting: 20

Quality criterion - Name: Community Benefits / Weighting: 10

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

II.2) Description

II.2.1) Title

MAR 1 (Marr North)

Lot No

7

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Roof Repair work Repairs to housing properties in the ownership of Aberdeenshire Council.

II.2.5) Award criteria

Quality criterion - Name: Contract Delivery / Weighting: 40

Quality criterion - Name: Performance / Weighting: 30

Quality criterion - Name: Health and safety / Weighting: 20

Quality criterion - Name: Community Benefits / Weighting: 10

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

II.2) Description

II.2.1) Title

MAR 2 (Marr South)

Lot No

8

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Roof Repair work Repairs to housing properties in the ownership of Aberdeenshire Council.

II.2.5) Award criteria

Quality criterion - Name: Contract Delivery / Weighting: 40

Quality criterion - Name: Performance / Weighting: 30

Quality criterion - Name: Health and Safety / Weighting: 20

Quality criterion - Name: Community Benefits / Weighting: 10

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

II.2) Description

II.2.1) Title

KMRN (Kincardine and Mearns)

Lot No

9

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

II.2.4) Description of the procurement

Roof Repair work Repairs to housing properties in the ownership of Aberdeenshire Council.

II.2.5) Award criteria

Quality criterion - Name: Contract Delivery / Weighting: 40

Quality criterion - Name: Performance / Weighting: 30

Quality criterion - Name: Health and Safety / Weighting: 20

Quality criterion - Name: Community Benefits / Weighting: 10

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

Open 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 000-053133](#)

Section V. Award of contract

Lot No

1

Title

BBU (Banff and Buchan 1)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2026

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John G Baird Limited

49 North Street

Peterhead

AB42 1JY

Telephone

+44 1779473455

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Specialised Group

2 Dunningsbridge Rd

Liverpool

L30 6TA

Telephone

+44 7450211547

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor is an SME

Yes

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

Total value of the contract/lot: £670,000

Section V. Award of contract

Lot No

2

Title

BBU2 (Banff and Buchan 2)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2026

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John G Baird Limited

49 North Street

Peterhead

AB42 1JY

Telephone

+44 1779473455

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Specialised Group

2 Dunningsbridge Rd

Liverpool

L30 6TA

Telephone

+44 7450211547

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Norris roofing Ltd

9 craig park

Peterhead

Ab423fp

Telephone

+44 7731455364

Country

United Kingdom

NUTS code

- UKM5 - North Eastern Scotland

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,510,000

Section V. Award of contract

Lot No

3

Title

BCHN (Buchan)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2026

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John G Baird Limited

49 North Street

Peterhead

AB42 1JY

Telephone

+44 1779473455

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Specialised Group

2 Dunningsbridge Rd

Liverpool

L30 6TA

Telephone

+44 7450211547

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Norris roofing Ltd

9 craig park

Peterhead

Ab423fp

Telephone

+44 7731455364

Country

United Kingdom

NUTS code

- UKM5 - North Eastern Scotland

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,050,000

Section V. Award of contract

Lot No

5

Title

FOR 2 (Formartine South)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2026

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John G Baird Limited

49 North Street

Peterhead

AB42 1JY

Telephone

+44 1779473455

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Specialised Group

2 Dunningsbridge Rd

Liverpool

L30 6TA

Telephone

+44 7450211547

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Norris roofing Ltd

9 craig park

Peterhead

Ab423fp

Telephone

+44 7731455364

Country

United Kingdom

NUTS code

- UKM5 - North Eastern Scotland

The contractor is an SME

Yes

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

Total value of the contract/lot: £300,000

Section V. Award of contract

Lot No

6

Title

GRCH (Garioch)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2026

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John G Baird Limited

49 North Street

Peterhead

AB42 1JY

Telephone

+44 1779473455

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Specialised Group

2 Dunningsbridge Rd

Liverpool

L30 6TA

Telephone

+44 7450211547

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor is an SME

Yes

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

Total value of the contract/lot: £670,000

Section V. Award of contract

Lot No

7

Title

MAR 1 (Marr North)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2026

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 4

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John G Baird Limited

49 North Street

Peterhead

AB42 1JY

Telephone

+44 1779473455

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Specialised Group

2 Dunningsbridge Rd

Liverpool

L30 6TA

Telephone

+44 7450211547

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor is an SME

Yes

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

Total value of the contract/lot: £380,000

Section V. Award of contract

Lot No

8

Title

MAR 2 (Marr South)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2026

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John G Baird Limited

49 North Street

Peterhead

AB42 1JY

Telephone

+44 1779473455

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Specialised Group

2 Dunningsbridge Rd

Liverpool

L30 6TA

Telephone

+44 7450211547

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor is an SME

Yes

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

Total value of the contract/lot: £380,000

Section V. Award of contract

Lot No

9

Title

KMRN (Kincardine and Mearns)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2026

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John G Baird Limited

49 North Street

Peterhead

AB42 1JY

Telephone

+44 1779473455

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Specialised Group

2 Dunningsbridge Rd

Liverpool

L30 6TA

Telephone

+44 7450211547

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,090,000

Section V. Award of contract

Lot No

4

Title

FOR 1 (Formartine North)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2026

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 5

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

John G Baird Limited

49 North Street

Peterhead

AB42 1JY

Telephone

+44 1779473455

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Specialised Group

2 Dunningsbridge Rd

Liverpool

L30 6TA

Telephone

+44 7450211547

Country

United Kingdom

NUTS code

- UKD7 - Merseyside

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Norris roofing Ltd

9 craig park

Peterhead

Ab423fp

Telephone

+44 7731455364

Country

United Kingdom

NUTS code

- UKM5 - North Eastern Scotland

The contractor is an SME

Yes

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

Total value of the contract/lot: £300,000

Section VI. Complementary information

VI.3) Additional information

(SC Ref:823884)

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sherriff Court

Aberdeen

Country

United Kingdom