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Tender

Single Building Assessments - Phase 2

North Lanarkshire Council

F02: Contract notice

Notice identifier: 2026/S 000-014957

Procurement identifier (OCID): ocds-h6vhtk-06577b

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Section I: Contracting authority

I.1) Name and addresses

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

Email

contractstrategy@northlan.gov.uk

Telephone

+44 3451430015

Country

United Kingdom

NUTS code

UKM84 - North Lanarkshire

Internet address(es)

Main address

www.northlanarkshire.gov.uk/

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00010

I.3) Communication

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.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

Single Building Assessments - Phase 2

Reference number

NLC-SLP-25-146

II.1.2) Main CPV code

- 71312000 - Structural engineering consultancy services

II.1.3) Type of contract

Services

II.1.4) Short description

North Lanarkshire Council (NLC) are seeking a suitably qualified consultancy organisation, endorsed by the Scottish Government to carry out phase two of the Single Building Assessment programme on high-rise properties across North Lanarkshire.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71312000 - Structural engineering consultancy services
- 71315100 - Building-fabric consultancy services
- 71317100 - Fire and explosion protection and control consultancy services
- 71530000 - Construction consultancy services
- 79417000 - Safety consultancy services
- 71600000 - Technical testing, analysis and consultancy services

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

North Lanarkshire Council Area

II.2.4) Description of the procurement

North Lanarkshire Council (NLC) are seeking a suitably qualified consultancy organisation, endorsed by the Scottish Government to carry out phase two of the Single Building Assessment programme on high-rise properties across North Lanarkshire.

Phase two consists of 26 properties. However NLC reserves the right to vary this amount should the need arise.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

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

Start date

30 June 2026

End date

1 April 2027

This contract is subject to renewal

Yes

Description of renewals

NLC reserves the right to extend this contract by up to 12 months at their own discretion.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

NLC also reserve the right to ask the successful consultant to provide any other services that may be become apparent during the assessment, such as but not limited to:

Removal, transport, and replacement (including temporary weatherproofing) of external wall panels for the purposes of testing to establish expected fire performance e.g. Single Burning Item testing.

Fire door surveys

Compartmentation surveys

Fire Engineering

Fire Risk Assessment

Related enabling works

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

This procurement exercise is only open to organisations endorsed by the Scottish Government to provide Single Building Assessments as at the submission deadline. If you organisation is not named on this list your submission will be removed from the process and not considered any further.

www.gov.scot/publications/cladding-remediation-programme-factsheet/pages/assessing-buildings-for-risk/

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

This procurement exercise is only open to organisations endorsed by the Scottish Government to provide Single Building Assessments as at the submission deadline. If you organisation is not named on this list your submission will be removed from the process and not considered any further.

<https://www.gov.scot/publications/cladding-remediation-programme-factsheet/pages/assessing-buildings-for-risk/>

Bidders will be excluded where they fall within the mandatory grounds for exclusion under Regulation 58 of the Public Contracts (Scotland) Regulations 2015. Discretionary grounds for exclusion may also apply as set out in the procurement documents.

III.1.2) Economic and financial standing

List and brief description of selection criteria

Financial Ratios

Insurance Values

Minimum level(s) of standards possibly required

Bidders are required to meet the minimum threshold in any two of the following three financial ratios:

Acid Test Ratio

Formula: $(\text{Current Assets} - \text{Stock}) \div \text{Current Liabilities}$

Requirement: A ratio greater than 1.

Return on Capital Employed (ROCE)

Formula: $\text{Profit} \div \text{Capital Employed}$

Requirement: A positive percentage.

Debt Ratio

Formula : Total Liabilities/Total Assets

Requirement : Debt Ratio financial ratio of 0.50 and below.

Bidders must calculate and submit these ratios based on their recent audited annual accounts. Each submission must clearly show the calculations used to derive the ratios.

NLC reserves the right to seek clarification around mitigating circumstances should any candidate fail to meet the above threshold.

Bidders must have or commit to have the following insurances;

Professional Risk Indemnity: GBP5M in the aggregate

Employer's (Compulsory) Liability: GBP10M in respect of each claim, without limit to the number of claims

Public Liability: GBP5M in respect of each claim, without limit to the number of claims

III.1.3) Technical and professional ability

List and brief description of selection criteria

Evidence of suitable experience

Qualifications

Quality Assurance

Environmental Management

Minimum level(s) of standards possibly required

Evidence of Suitable Experience; Bidders must provide two redacted examples of the following:

1 Type 1 Fire Risk Assessment (FRA) Final Report

2 Type 4 Fire Risk Assessment (FRA) Final Report

3 Single Building Assessment (SBA) OR Fire Risk Appraisal of External Walls (FRAEW) Final Report

Each example must be of similar value, size, and scope, nature and form of the service being tendered (further details contained in the Qualification Envelope of PCST)

Qualifications: All key personnel must be qualified as detailed within Section 2.8 Competency of the SBA Specification Document issued by the Scottish Government.

Tenderers are to be ISO 9001 accredited or have an in-house system that adheres to this standard and is fully audited.

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All of the above will be evaluated pass/fail

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

Date

31 March 2026

Local time

12:00pm

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)

IV.2.7) Conditions for opening of tenders

Date

31 March 2026

Local time

12:00pm

Place

Motherwell

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

Terms and conditions of contract will be the NEC 4 Professional Services Contract Main Option A

Scots Law applies to this contract.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 31119. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

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:

Tenderer must realise a minimum of 80 community benefits points under this contract from the Community Benefits Menu provide in the Technical Envelope on PCST.

Targeted Skills & Training 30 points to be realised

Supply Chain Development 20 points to be realised

Community Engagement 30 points to be realised

Failure to comply with the Community Benefits requirement may see your bid set aside.

(SC Ref:823730)

VI.4) Procedures for review

VI.4.1) Review body

Scottish Courts

Edinburgh

Country

United Kingdom