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Contract

RAAC works to Domestic Properties in West Lothian

West Lothian Council

F03: Contract award notice

Notice identifier: 2025/S 000-016034

Procurement identifier (OCID): ocds-h6vhtk-049d7a

Published 17 April 2025, 4:12pm

Section I: Contracting authority

I.1) Name and addresses

West Lothian Council

West Lothian Civic Centre, Howden South Road

Livingston

EH54 6FF

Contact

Catriona Peden

Email

Catriona.Peden@westlothian.gov.uk

Telephone

+44 1506283312

Fax

+44 1506281325

Country

United Kingdom

NUTS code

UKM78 - West Lothian

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00140

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

RAAC works to Domestic Properties in West Lothian

Reference number

CC13899

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

Award of RAAC works to Domestic Properties in West Lothian

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: £2,058,938

II.2) Description

II.2.2) Additional CPV code(s)

- 44112400 - Roof
- 45260000 - Roof works and other special trade construction works
- 45261900 - Roof repair and maintenance work

II.2.3) Place of performance

NUTS codes

- UKM78 - West Lothian

Main site or place of performance

Bathgate, Broxburn, Linlithgow Bridge, and Livingston areas of West Lothian

II.2.4) Description of the procurement

On 17th April 2023 The Institution of Structural Engineers published the Document “Reinforced Autoclaved Aerated Concrete (RAAC) Investigation and Assessment – Further Guidance” which amongst other things, altered the recommended minimum end bearing for RAAC Roof Panels from the previous standard of 45mm to the new standard of 75mm.

Following a structural survey, the presence of RAAC was identified at a number of domestic properties, both common entrance flats and low-rise properties. As such a programme of works is being developed to replace all RAAC roof panels in WLC owned domestic properties.

This contract will target properties in selected streets in the Bathgate, Broxburn, Linlithgow, and Livingston areas of West Lothian. The streets containing the houses in question are a mixture of West Lothian Council owned houses, houses owned by other Registered Social Landlords, as well as privately owned and/or rented houses. All the houses are ex local authority or Development Corporation houses. In the majority

II.2.5) Award criteria

Quality criterion - Name: Workload and Team / Weighting: 5

Quality criterion - Name: Experience of removal / Weighting: 7.5

Quality criterion - Name: Working in Live Tenanted Environment / Weighting: 7.5

Quality criterion - Name: Programme of Works / Weighting: 12.5

Quality criterion - Name: Method Statement / Weighting: 12.5

Quality criterion - Name: Fair Work First / Weighting: 2

Quality criterion - Name: Community Benefits / Weighting: 3

Price - Weighting: 50

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.2.14) Additional information

Re: SPD Q3D.1, 3D.2 and 3D.3 Bidders should answer these questions on Environmental, social and labour law in relation to compliance with the regulations covering Scotland and the UK.

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: [2024/S 000-034909](#)

Section V. Award of contract

Contract No

CC13899

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 February 2025

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: No

V.2.3) Name and address of the contractor

Ailsa Building Contractors Ltd

2 Silverwells

Bothwell

G71 8AZ

Telephone

+44 1236422615

Fax

+44 1236602623

Country

United Kingdom

NUTS code

- UKM95 - South Lanarkshire

The contractor is an SME

Yes

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

Total value of the contract/lot: £2,058,938

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Section VI. Complementary information

VI.3) Additional information

(SC Ref:790899)

VI.4) Procedures for review

VI.4.1) Review body

Livingston Sheriff Court

West Lothian Civic Centre

Livingston

EH54 6FF

Country

United Kingdom