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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**

Catrina Peden

#### **Email**

[Catrina.Peden@westlothian.gov.uk](mailto:Catrina.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](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

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**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.

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## **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](#)

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## **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

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## **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