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Tender

Bilbohall Housing Phase 1

Moray Council

F02: Contract notice

Notice identifier: 2025/S 000-028879

Procurement identifier (OCID): ocds-h6vhtk-050c44

Published 30 May 2025, 3:36pm

Section I: Contracting authority

I.1) Name and addresses

Moray Council

High Street

Elgin

IV30 1BX

Email

procurement@moray.gov.uk

Telephone

+44 1343563137

Country

United Kingdom

NUTS code

UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00160

I.3) Communication

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

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

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

Bilbohall Housing Phase 1

Reference number

18/1182

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

Moray Council are looking for a contractor to build 28 units and shared infrastructure in the Bilbohall area of Elgin.

These 28 units form the first phase of delivery of the Bilbohall Masterplan available at http://www.moray.gov.uk/moray_standard/page_116016.html, and have been granted planning permission under planning reference 24/00705/APP available at <https://publicaccess.moray.gov.uk/eplanning/caseDetails.do?keyVal=SCSM6SBGH9H00&caseType=Application>.

A Section 42 application has been submitted which seeks to amend the phasing of the masterplan area, and simplify and/or purify as many suspensive planning conditions as possible available at <https://publicaccess.moray.gov.uk/eplanning/caseDetails.do?keyVal=SUHNELBGGHJ00&caseType=Application>

The units have been designed to RIBA Stage 4. Building Warrant and Road Construction Consent proposals have been prepared.

The tender documents will include a NBS. There will be contractor designed elements. Opportunities for cost savings will be considered.

The site has been affected by electricity supply constraints but these have been resolved through negotiation between Moray Council and SSEN.

Current future plans for Bilbohall are unclear, however there may be approx. 106 units total, to be built in phases.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211340 - Multi-dwelling buildings construction work

II.2.3) Place of performance

NUTS codes

- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

Main site or place of performance

Elgin

II.2.4) Description of the procurement

This procurement will be for 28 units at Bilbohall. It is envisaged that the associated shared infrastructure will facilitate procurement of further phases.

II.2.5) Award criteria

Quality criterion - Name: Quality Weighting / Weighting: 20

Price - Weighting: 80

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

Start date

5 January 2026

End date

1 November 2027

This contract is subject to renewal

Yes

Description of renewals

Moray Council may decide to procure further phases of Bilbohall. The Public Contracts (Scotland) Regulations 2015, Regulation 33, section 8 may be considered.

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: Yes

Description of options

Moray Council may decide to procure further phases of Bilbohall. The Public Contracts (Scotland) Regulations 2015, Regulation 33, section 8 may be considered.

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

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

List and brief description of selection criteria

The bidder is required to confirm that (to the best of their knowledge) there are no material post balance sheet events or other business issues arising since the date of the last audited accounts that materially impact the economic and financial standing of the economic operator.

Where the operator is not able to make such a conformation, full details of the relevant events shall be provided along with an explanation of the expected impact on the bidders economic and financial standing.

Bidder confirms they already have or can commit to obtain, prior to the commencement of the contract, the levels of insurance cover indicated below:

Minimum level(s) of standards possibly required

Bidders will be required to have a minimum “general” yearly turnover of 20,000,000 GBP for the last 3 years

The bidder is required to provide a copy of the last 3 audited accounts as evidence of their compliance to meet their statutory obligations.

Employer's (Compulsory) Liability: 10 million GBP

Public Liability: 5 million GBP

Contractors All Risk: 10 million GBP

III.1.3) Technical and professional ability

List and brief description of selection criteria

Bidders will be required to provide examples of works carried out in the past five years that demonstrate that they have the relevant experience to deliver the work as described in part II.2.4 of the Find a Tender Service Contract Notice or the relevant section of the Site Notice.

Minimum level(s) of standards possibly required

Minimum number of relevant examples: 3 examples

Requirement: Provide details of 3 examples of affordable housing and large scale infrastructure projects in Scotland, preferably in North East over the last five years.

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 000-018776](#)

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

Date

28 August 2025

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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

28 August 2025

Local time

12:00pm

Place

Elgin

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

Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of the Public Contracts (Scotland) Regulations 2015.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 29302. For more information see:

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

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

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:

Bidders will be asked and scored on a community benefit question.

(SC Ref:799825)

VI.4) Procedures for review

VI.4.1) Review body

Elgin Sheriff Court

Sheriff Courthouse, High Street

Elgin

IV30 1BU

Country

United Kingdom