

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/037307-2025>

Tender

Provision of Planned Heritable Asset Valuations

Scottish Police Authority

F02: Contract notice

Notice identifier: 2025/S 000-037307

Procurement identifier (OCID): ocds-h6vhtk-0558cb

Published 4 July 2025, 9:54am

The closing date and time has been changed to:

6 August 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Scottish Police Authority

1 Pacific Quay, 2nd Floor

Glasgow

G51 1DZ

Contact

Amanda Buist

Email

amanda.buist@scotland.police.uk

Telephone

+44 3004251475

Country

United Kingdom

NUTS code

UKM82 - Glasgow City

Internet address(es)

Main address

<http://www.spa.police.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA19762

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

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

Body governed by public law

I.5) Main activity

Public order and safety

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of Planned Heritable Asset Valuations

Reference number

PROC 25-2894

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

The Scottish Police Authority (known as the “the Authority”) requires a suitably qualified and experienced Contractor to undertake planned heritable asset valuations of its properties - land, building and radio sites.

This procurement will result in the appointment of a single Contractor. The successful contractor must provide valuers who are current, registered members of the Royal Institute of Chartered Surveyors (RICS) and all valuations must be carried out in full accordance with the RICS (Royal Institution of Chartered Surveyors) Valuation - Global Standards.

The Authority is re-tendering this requirement to ensure the engagement of a competent and reliable provider. The estate comprises approximately 500 assets, covering operational and non-operational properties. The assets represent a wide range of property types and ages, including heritage and listed buildings, many of which are in varied states of condition.

The valuations must be carried out in accordance with the RICS (Royal Institution of Chartered Surveyors) Valuation - Global Standards, incorporating International Standards (IVS) effective 31 January 2025, and having regard to the UK National Supplement

effective from 1 May 2024.

The contract is expected to commence on 1st October 2025 for an initial period of three years, with the option to extend for up to two additional 12-month periods, subject to the Authority's discretion.

II.1.5) Estimated total value

Value excluding VAT: £173,250

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70332200 - Commercial property management services
- 71530000 - Construction consultancy services
- 71315300 - Building surveying services
- 70330000 - Property management services of real estate on a fee or contract basis
- 71315200 - Building consultancy services
- 79419000 - Evaluation consultancy services
- 71251000 - Architectural and building-surveying services
- 71355000 - Surveying services

II.2.3) Place of performance

NUTS codes

- UKM - Scotland

Main site or place of performance

Police Scotland

2 French Street

Dalmarnock

Glasgow

G40 4EH

II.2.4) Description of the procurement

The Scottish Police Authority (known as the “the Authority”) requires a suitably qualified and experienced Contractor to undertake planned heritable asset valuations of its properties - land, building and radio sites.

This procurement will result in the appointment of a single Contractor. The successful contractor must provide valuers who are current, registered members of the Royal Institute of Chartered Surveyors (RICS) and all valuations must be carried out in full accordance with the RICS (Royal Institution of Chartered Surveyors) Valuation - Global Standards.

The Authority is re-tendering this requirement to ensure the engagement of a competent and reliable provider. The estate comprises approximately 500 assets, covering operational and non-operational properties. The assets represent a wide range of property types and ages, including heritage and listed buildings, many of which are in varied states of condition.

The valuations must be carried out in accordance with the RICS (Royal Institution of Chartered Surveyors) Valuation - Global Standards, incorporating International Standards (IVS) effective 31 January 2025, and having regard to the UK National Supplement effective from 1 May 2024.

The contract is expected to commence on 1st October 2025 for an initial period of three years, with the option to extend for up to two additional 12-month periods, subject to the Authority's discretion.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The Authority may, in its sole discretion, elect to extend the Contract Period by a further two (2) periods, each period being of up to twelve (12) months, if required, after the initial 3-year term.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Given the dynamic nature of assets, changes to the estate are likely over the course of the contract. The Scottish Police Authority must retain the flexibility to remove, amend, or reassign buildings within the estate and vary the contract terms as necessary to reflect these changes.

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 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

Single Procurement Document (SPD) Question 4A.1 Trade Registers

It is a requirement of this tender that if the Tenderer is UK based, they must hold a valid registration with Companies House. Where the Tenderer is UK based but not registered at Companies House they must be able to verify to the Authority's satisfaction that they are trading from the address provided in the tender and under the company name given.

Tenderers within the UK must confirm if they are registered with Companies House by responding to this question.

Single Procurement Document (SPD) Question 4A.2 Authorisation/Membership

Where it is required, within a Tenderer's country of establishment they must confirm which authorisation or memberships of the relevant organisation(s) are required in order to perform this service.

Tenderers must confirm if they hold the following authorisation or memberships:

- The valuer or valuers carrying out this work must be registered through the RICS registered valuer scheme.
- The valuations must be carried out in accordance with the RICS (Royal Institution of Chartered Surveyors) Valuation - RICS Global Standards (Red Book)
- Radio sites/mast properties to be valued on a fair value basis in accordance with IAS 16/IFRS 16.

III.1.2) Economic and financial standing

List and brief description of selection criteria

It is a requirement of this Contract that Tenderers hold, or can commit to obtain prior to the commence of any subsequently awarded Contract indicated below:

Minimum level(s) of standards possibly required

Employers (Compulsory) Liability Insurance = 10 million GBP in respect of each claim without limit to the number of claims. Tenderers may be required to provide their current Employers Liability Insurance certificate.

Public Liability Insurance = 5 million GBP in respect of each claim without limit to the number of claims. Tenderers may be required to provide a copy of their current Public Liability Insurance certificate.

Professional Indemnity Insurance = 5 million GBP in respect of each claim without limit to the number of claims. Tenderers may be required to provide a copy of their current Professional Indemnity Insurance certificate.

Documentation requested for the above insurances should include name of insurers, policy numbers, expiry date and limits of any one incident and annual aggregate caps and the excesses under the policies.

Financial Standing:

The Authority will access a Credit safe report for a Tenderers organisation and use the information contained within to assist with the assessment of the Tenderer's economic and financial standing.

Within such reports, the risk of business failure is expressed as a score of 30 or below (high risk of business failure). In the event that a company is determined to have a risk failure rating of 30 and below i.e. that the company is considered to have a high risk of business failure, the submission will not be considered further.

Where successful in the award of this contract and the risk failure rating falls below 30 then the Authority's reserves the right to remove you from this contract. It is the Contractor's responsibility to ensure that the information held by Credit Safe is accurate and up to date.

For the avoidance of doubt, the Authority will request a report from Credit Safe following the closing date for the receipt of the Tenders to ensure that the most up to date information is used. Where you are not registered on credit safe e.g. charitable organisations or new start companies/ Sole Traders with less than 3 years trading history, discretionary powers are available to the Director of Finance to consider abbreviated accounts along with bankers references etc.

Tenderers should be aware that any outstanding County Court Judgements will have a detrimental effect on the rating held by Credit Safe and it is your responsibility to ensure that the information held by Credit Safe is accurate and up to date - failure to do so will result in rejection of your submission.

IMPORTANT NOTE: This requirement is not applicable to Sole Traders/Charities. Sole Traders/Charities may be required to provide a bankers reference if successful.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Tenderer`s will be required to provide evidence of having the necessary capacity and capability to deliver the requirements stated within the tender documents.

The below requirements will be requested during the tender process:

Minimum level(s) of standards possibly required

Single Procurement Document (SPD) Question 4C.1.2 Technical and Professional Ability

Tenderers will be required to provide evidence of having the necessary capacity and capability to deliver the requirements for the Provision of Planned Heritable Asset Valuations.

Two (2) examples of the provisions of services specifically relating to heritable asset valuations will be required and must be from the last three (3) years.

If Tenderers are unable to provide two (2) examples the tenderer may be required to explain why examples cannot be provided.

Guidance:

The Authority will use the information you provide to evaluate whether your organisation; consortium members and/or named sub-contractors have the relevant professional and technical skills required for this procurement exercise.

Q4C.6 - Tenderers will be required to confirm that they and/or the service provider have the following relevant educational and professional qualifications:

As a minimum the supplier will be expected to be a member of the Royal Institute of Chartered Surveyors.

Q4C.10 - Tenderers will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract.

III.2) Conditions related to the contract

III.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

The valuations must be carried out in accordance with the RICS (Royal Institution of Chartered Surveyors) Valuation - Global Standards, incorporating International Valuation Standards (IVS) effective 31 January 2025, and having regard to the UK National Supplement effective from 1 May 2024.

The valuer or valuers carrying out the services must be registered member of the RICS registered valuer scheme.

III.2.2) Contract performance conditions

During the period of the Contract Agreement, the Authority shall monitor and measure contractor's performance against the Key Performance Indicators (KPIs) detailed below:

Quality (30%)

Contract Outcome: 80%

Continual Improvement/Innovation: 20%

Service (40.00%)

Complaints: 40%

Communication: 40%

Management Information: 20%

Cost (20%)

Invoice Accuracy: 100%

Sustainability (10%)

Sustainable Processes: 50%

Community Benefits: 50%

The above KPIs will form part of the balanced scorecard and will be used to assess the contractor's performance using the following scoring scale:

4 - Exceeding Expectations (100)

3 - Meeting Expectations (75)

2 - Minor Concerns (50)

1 - Major Concerns (25)

0 - Not Performing (0)

Performance review will be carried out via Public Contract Scotland – Tender (PCS-T) Contract and Supplier Management Portal, at a frequency determined by the overall risk rating of the contract – this may be annually, biannually, or monthly.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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

Originally published as:

Date

4 August 2025

Local time

12:00pm

Changed to:

Date

6 August 2025

Local time

12:00pm

See the [change notice](#).

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

4 August 2025

Local time

12:00pm

Place

Police Scotland

2 French Street

Dalmarnock

Glasgow

G40 4EH

Information about authorised persons and opening procedure

Authorised user on Public Contracts Scotland - Tender (PCS-T) platform.

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: The estimated contract duration is three years, with the potential to extend to five years if both optional one-year extensions are exercised.

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

For FTS Notices, economic operators may be excluded from this competition if they are subject to any of the grounds specified in Regulation 58 of the Public Contracts (Scotland) Regulations 2015.

Assessment of Employment Status

Tenderers may be required to declare whether they intend to deliver services through a Personal Service Company (PSC).

Since April 2017, the responsibility for determining and applying the correct employment tax arrangements under IR35 legislation has shifted from the PSC to the relevant public sector body. As such, the Authority must be fully informed of the employment status of any successful tenderer.

Further guidance of assessing employment status and understanding IR35 obligations is available from the UK Government.

Living Wage

Tenderers will be asked to confirm if they pay all employees as a minimum the Real Living

Wage as published by the Living Wage Foundation for statistical information gathering purposes only.

Equality and Diversity

Tenderers will be required to comply with all statutory obligations under the Equality Act 2010.

Declaration of Non-Involvement in Serious Organised Crime

Tenderers are required to complete and sign the Declaration of Non-Involvement in Serious Organised Crime form as part of their submission.

Subcontractor Detail

Tenderers must provide details of any subcontractors they intend to engage as part of their supply chain. This information must be included in the relevant section of the Single Procurement Document (SPD).

Data Protection

Tenderers must be aware of, and adhere to, their obligations under the Data Protection Act 2018 and the UK General Data Protection Regulations (UK GDPR), as outlined in the Contract.

Vetting

The tenderer's representative with overall responsibility for undertaking the works and the personnel assigned to the supply of the services shall be vetted to Non-Police Personnel Vetting Standards (NPPV) Level 1. It would be beneficial if tenderer's put forwards team that hold or have recently held NPPV Level 1.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 59511. 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:

Contracting authorities have a legal and policy basis for incorporating community benefits requirements into their procurement process, these refer to public contracts, and will use

contract to delivery wider social benefits, such as:

- Targeted recruitment and training (providing employment and training opportunities/Apprenticeships)
- SME and social enterprise development
- Community engagement

As part of the technical criteria, Tenderers are required to provide an outline of all community benefits that can be offered in relations to the contract.

(SC Ref:803382)

VI.4) Procedures for review

VI.4.1) Review body

Glasgow Sheriff Court and Justice of the Peace Court

1 Carton Place

Glasgow

G5 9DA

Country

United Kingdom