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Contract

New Affordable Housing Project At Strabathie Village, Blackdog

Aberdeenshire Council

F03: Contract award notice

Notice identifier: 2024/S 000-040462

Procurement identifier (OCID): ocids-h6vhtk-04c865

Published 16 December 2024, 2:55pm

Section I: Contracting authority

I.1) Name and addresses

Aberdeenshire Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

Email

cpssprocurement@aberdeencity.gov.uk

Telephone

+44 1467530600

Country

United Kingdom

NUTS code

UKM50 - Aberdeen City and Aberdeenshire

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00232

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

New Affordable Housing Project At Strabathie Village, Blackdog

Reference number

000-VRQE9278

II.1.2) Main CPV code

- 45211100 - Construction work for houses

II.1.3) Type of contract

Works

II.1.4) Short description

Land and construction associated with 56 new social housing units

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: £9,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211340 - Multi-dwelling buildings construction work
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Strabathie Village, Aberdeenshire

II.2.4) Description of the procurement

Purchase and development of land to create 56 new build residential units in an area of social housing demand with very limited supply options

II.2.5) Award criteria

Price

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The Contractor has offered to provide the Authority with 56 units for social housing in satisfaction of a planning obligation contained within an agreement with the Authority under Section 75 of the Town and Country Planning (Scotland) Act 1997. The Authority intends to enter into a combined transaction to acquire the land upon which the dwelling houses will be built and for the construction of the dwelling houses in accordance with a specification approved by the Authority. This transaction is exempt from the requirement to advertise in the Find a Tender due to being partly a contract to purchase land.

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: [2022/S 022-191616](#)

Section V. Award of contract

Contract No

000-VRQE9278

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 September 2022

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Kirkwood Homes Ltd

Kirkwood Homes Ltd, Kirkwood Business Park

Sauchen

AB51 7LE

Telephone

+44 1330833595

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor is an SME

Yes

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

Total value of the contract/lot: £9,000,000

Section VI. Complementary information

VI.3) Additional information

(SC Ref:785974)

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sheriff Court

Aberdeen

Country

United Kingdom