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Contract

MTC for Re-Roofing, Re-Rendering & Energy Efficiency Works including EES:ABS HO RF 23 052

North Lanarkshire Council

F03: Contract award notice

Notice identifier: 2025/S 000-048667

Procurement identifier (OCID): ocds-h6vhtk-0448fa

Published 14 August 2025, 11:09am

Section I: Contracting authority

I.1) Name and addresses

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

Email

contractstrategy@northlan.gov.uk

Country

United Kingdom

NUTS code

UKM84 - North Lanarkshire

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00010

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

MTC for Re-Roofing, Re-Rendering & Energy Efficiency Works including EES:ABS HO RF 23 052

Reference number

NLC-SLP-23-118

II.1.2) Main CPV code

- 45260000 - Roof works and other special trade construction works

II.1.3) Type of contract

Works

II.1.4) Short description

Planned re-roofing, re-rendering & energy efficiency works to Council owned, owner-occupier and private sector domestic properties throughout the North Lanarkshire Council area. Contractors will be required to provide detailed individual property cost estimates for private owners prior to such works being instructed. Property types will be varied.

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All Lots may be subject to Scottish Government Funding (EES:ABS) and the candidate will be responsible for securing the participation of private owners and subsequent agreements to any project works.

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Works within this tender as a minimum requirement candidates are expected to have an ECO partner, such as a utility company, to maximise this funding opportunity.

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Works will also include photovoltaic installations; mechanical ventilation; electrical upgrade works; and smoke detection.

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Contractors Design and associated elements, including but not limited to the following:

- External wall insulation (EWI) and associated works;
- Roof structural integrity;
- Metal roofing systems;
- GRP canopies,
- Rooflights,
- PV and associated electrical systems,
- Chimney demolitions

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Additional details provided under II.2.4 Description of the Procurement and Additional Information Document for PCS II.2.4 attached separately.

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It is anticipated that the Council will award one contractor to each Lot for this proposed contract.

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Candidates can bid for all Lots, however, they can only be successful in one Lot. Lots will be evaluated in numerical order (lot 1, then Lot 2, then Lot 3). In the event that a Candidate bids for more than one Lot, then should they be successful in the first Lot they had bid for, they will be excluded from the next Lot they bid for and so on.

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Candidates are restricted to utilising sub-contractors for up to a maximum percentage of 50% of any Contract Works across all Lots.

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The deadline for submission of Candidate's clarifications is Wednesday 10th April 2024 at 12.00 noon.

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Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £99,000,000

II.2) Description

II.2.1) Title

Re-Roofing, Re-Rendering & Energy Efficiency Works (including EES:ABS)

Lot No

1

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45320000 - Insulation work

- 45321000 - Thermal insulation work
- 45410000 - Plastering work
- 31712331 - Photovoltaic cells
- 09331200 - Solar photovoltaic modules
- 45262700 - Building alteration work
- 45300000 - Building installation work
- 45400000 - Building completion work

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Across the geographical boundaries of North Lanarkshire Council area.

II.2.4) Description of the procurement

The following information is intended as an overview to assist Candidate's in making an informed decision as to whether to submit a Request to Participate(RTP) in this procurement.

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NOTE - Due to character limitations within this contract notice on PCS, an overview of the scope of works and any additional requirements, are included within Additional Information Document for PCS II.2.4.

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The full scope of the proposed Contract will be in the Invitation to Tender(ITT) issued by the Council to Candidates shortlisted to progress to the award stage of the procurement process.

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Some of the Works will be funded via the Scottish Government's Energy Efficient Scotland (EES:ABS). The Candidate will be required to be certified / take cognisance of ECO and PAS 2030 / 2035. The Candidate will be responsible for securing the

participation of private owners and subsequent agreements / contractual arrangements for any project works will be between the candidate and owner.

-

Works will also include photovoltaic installations; mechanical ventilation; electrical upgrade works; and smoke detection.

-

Works within this tender include those which may qualify for a funding subsidy via the Energy Companies Obligation (ECO). Contractors will therefore be required to have an ECO partner, such as a utility, to maximise this funding opportunity. The contractor will be required to claim ECO funding for eligible properties under the criteria set out in the OFGEM criteria, the ECO funding subsidy should be subsequently discounted from their payment applications / invoices submitted to the Council (with a breakdown of the funding claimed to facilitate transparency of funding);

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The Candidate will be required to undertake associated tenant / occupant / owner engagement / liaison, eligibility confirmation checks and the required administrative function in the manner prescribed by the Council.

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Contractors Design and associated elements, including but not limited to the following:

external wall insulation;

roof structural integrity;

metal roofing systems;

GRP canopies,

rooflights,

PV and associated electrical systems, and

chimney demolitions.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Candidates should read and refer to all attached tender documents.

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Failure to comply with the instructions contained within the ITP may result in a Candidate's submission being rejected.

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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.

II.2) Description

II.2.1) Title

Re-Roofing, Re-Rendering & Energy Efficiency Works (including EES:ABS)

Lot No

2

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45320000 - Insulation work
- 45321000 - Thermal insulation work

- 45410000 - Plastering work
- 31712331 - Photovoltaic cells
- 09331200 - Solar photovoltaic modules
- 45400000 - Building completion work
- 45262700 - Building alteration work
- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Across the geographical boundaries of North Lanarkshire Council area.

II.2.4) Description of the procurement

The following information is intended as an overview to assist Candidate's in making an informed decision as to whether to submit a Request to Participate(RTP) in this procurement.

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Works will also include photovoltaic installations; mechanical ventilation; electrical upgrade works; and smoke detection.

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-

The Candidate will be required to undertake associated tenant / occupant / owner engagement / liaison, eligibility confirmation checks and the required administrative function in the manner prescribed by the Council.

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Contractors Design and associated elements, including but not limited to the following:

external wall insulation;

roof structural integrity;

metal roofing systems;

GRP canopies,

rooflights,

PV and associated electrical systems, and

chimney demolitions.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Candidates should read and refer to all attached tender documents.

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Failure to comply with the instructions contained within the ITP may result in a Candidate's submission being rejected.

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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.

II.2) Description

II.2.1) Title

MTC for Re-Roofing, Re-Rendering and Energy Efficiency Works

Lot No

3

II.2.2) Additional CPV code(s)

- 45260000 - Roof works and other special trade construction works
- 45320000 - Insulation work
- 45321000 - Thermal insulation work
- 45410000 - Plastering work
- 31712331 - Photovoltaic cells
- 09331200 - Solar photovoltaic modules

- 45400000 - Building completion work
- 45262700 - Building alteration work
- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

Main site or place of performance

Across the geographical boundaries of North Lanarkshire Council area.

II.2.4) Description of the procurement

The following information is intended as an overview to assist Candidate's in making an informed decision as to whether to submit a Request to Participate(RTP) in this procurement.

-

NOTE - Due to character limitations within this contract notice on PCS, an overview of the scope of works and any additional requirements, are included within Additional Information Document for PCS II.2.4.

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The full scope of the proposed Contract will be in the Invitation to Tender(ITT) issued by the Council to Candidates shortlisted to progress to the award stage of the procurement process.

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Some of the Works will be funded via the Scottish Government's Energy Efficient Scotland (EES:ABS). The Candidate will be required to be certified / take cognisance of ECO and PAS 2030 / 2035. The Candidate will be responsible for securing the participation of private owners and subsequent agreements / contractual arrangements for any project works will be between the candidate and owner.

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Works will also include photovoltaic installations; mechanical ventilation; electrical upgrade works; and smoke detection.

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Works within this tender include those which may qualify for a funding subsidy via the Energy Companies Obligation (ECO). Contractors will therefore be required to have an ECO partner, such as a utility, to maximise this funding opportunity. The contractor will be required to claim ECO funding for eligible properties under the criteria set out in the OFGEM criteria, the ECO funding subsidy should be subsequently discounted from their payment applications / invoices submitted to the Council (with a breakdown of the funding claimed to facilitate transparency of funding);

-

The Candidate will be required to undertake associated tenant / occupant / owner engagement / liaison, eligibility confirmation checks and the required administrative function in the manner prescribed by the Council.

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Contractors Design and associated elements, including but not limited to the following:

external wall insulation;

roof structural integrity;

metal roofing systems;

GRP canopies,

rooflights,

PV and associated electrical systems, and

chimney demolitions.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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

Candidates should read and refer to all attached tender documents.

-

Failure to comply with the instructions contained within the ITP may result in a Candidate's submission being rejected.

-

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 IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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 000-008346](#)

Section V. Award of contract

Lot No

1

Title

Re-Roofing, Re-Rendering & Energy Efficiency Works (including EES:ABS)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

29 November 2024

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

Procast Building Contractors Ltd.

4 Alness Street

Hamilton

ML3 6RU

Telephone

+44 7799862737

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: £54,450,000

Section V. Award of contract

Lot No

2

Title

Re-Roofing, Re-Rendering & Energy Efficiency Works (including EES:ABS)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

29 November 2024

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

G.M.G. (Contractors) Ltd

142 Swinton Road

Glasgow

G69 6DW

Telephone

+44 1417711288

Country

United Kingdom

NUTS code

- UKM82 - Glasgow City

The contractor is an SME

Yes

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

Total value of the contract/lot: £29,700,000

Section V. Award of contract

Lot No

3

Title

MTC for Re-Roofing, Re-Rendering and Energy Efficiency Works

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

29 November 2024

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 5

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

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

251 Dundyvan Road

Coatbridge

ML5 4AU

Telephone

+44 1236422615

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Total value of the contract/lot: £14,850,000

Section VI. Complementary information

VI.3) Additional information

1. BIDDING FOR / AWARD OF LOTS

It is anticipated that the Council will award one contractor to each Lot.

Lots will be evaluated in numerical order (Lot 1, then Lot 2, then Lot 3).

2. TRANSFER OF UNDERTAKINGS (PROTECTION OF EMPLOYMENT) REGULATIONS 2006

Candidates should note that Transfer of Undertakings (Protection of Employment) Regulations 2006 (SI 2006/246) ("TUPE") may apply to this contract.

3. PROPOSED ARRANGEMENTS IN EVENT OF CONTRACTOR FAILURE

The Council reserves the right, in the event of failure of a Contractor in an individual Lot, to transfer all or part of the residual value of the Lot concerned to either or both of the remaining Lots, based on their performance.

4. SPD

The information required in Part II of the SPD is for information only, therefore not being assessed. The Council may however choose not to select Candidates who cannot provide basic company information. Candidates must ensure that they submit appropriate SPDs completed by other members of the group (if they are bidding as part of a group), others whose capacity they rely on, and known sub-contractors on whose capacity they do not rely on, to satisfy any aspect of the SPD.

Candidates unable to complete Part IV Concluding Statements may be excluded from the competition.

The complete RTP, must be submitted and signed by an authorised representative (ie company director, secretary or other person authorised to do so). If the signatory is not the Candidate then the Candidate must provide, at the time of submitting RTP, written confirmation of the signatory's authority to submit the RTP.

Candidates must also meet the criteria set out in Part V.

Candidates declare that they meet the objective and non-discriminatory criteria or rules to be applied in order to limit the number of Candidates by meeting the minimum criteria set

out in the sections: 4B.4; 4B.5.1a; 4B.5.1b; 4B.5.2; 4D.1; 4D.2; 5.1; and 5.2.

Also meeting the requirements of sections 4C.1, 4C.6, 4C.10 and Section 4D.

NOTE: To register your interest in this notice and obtain any additional information please visit the Public Contracts Scotland Web Site at

https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=748584.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility.

A user guide is available at

https://www.publiccontractsscotland.gov.uk/sitehelp/help_guides.aspx.

(SC Ref:807324)

VI.4) Procedures for review

VI.4.1) Review body

Scottish Courts

Edinburgh

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

An economic operator that suffers, or is at risk of suffering, loss or damage attributable to a breach of duty under the Procurement Reform (Scotland) Act 2014, may bring proceedings in the Sheriff Courts or the Court of Session.