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Tender

Housing Capital Projects 2026-30 - Internal works to Houses

Aberdeen City Council

F02: Contract notice

Notice identifier: 2025/S 000-051416

Procurement identifier (OCID): ocids-h6vhtk-058e1d

Published 27 August 2025, 8:38am

Section I: Contracting authority

I.1) Name and addresses

Aberdeen City Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

Contact

Colin Maciver

Email

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Telephone

+44 1467539600

Country

United Kingdom

NUTS code

UKM50 - Aberdeen City and Aberdeenshire

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00231

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Housing Capital Projects 2026-30 - Internal works to Houses

Reference number

CRN00039603

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Multiple Supplier Framework to deliver the design and build aspects of the 'Internal Works to Houses and flatted properties Framework'. This involves work to renew and upgrade elements such as kitchens, bathrooms, electrical installations, joinery, partitions, floors coverings, decoration, and all associated making good. This framework is to have a duration of two years, with the potential for this to be extended by two further periods of one year, during which period a number of call-offs may be initiated. Interested parties are invited to submit completed SPDs that will allow Aberdeen City Council to select bidders to invite to the next stage. These SPD Instructions provide full details of the selection criteria applicable at this stage. Only those bidders who are short-listed as a result of the SPD evaluation process described in these instructions will be issued with an Invitation to Tender (ITT).

Aberdeen City Council intends to issue an ITT up to a maximum of SIX bidders.

Bidders should note that the estimated value below consists of the provisional budget allocated within the capital plan for all contractors.

The actual value per contractor will be expected to be a much smaller proportion following distribution of work amongst an anticipated 3no framework contractors, work carried out by direct in-house resources, contingency allowances, non-access to properties, efficiency savings, and subject to regular reviews and re-allocations of priorities by the Council.

The non-binding target is that each framework contractor would receive approximately GBP3-5 Million of work turnover per year.

The framework contractors will also be required to perform to the council's key performance indicator targets, and community benefits expectations (described elsewhere)

II.1.5) Estimated total value

Value excluding VAT: £30,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45421151 - Installation of fitted kitchens
- 45211310 - Bathrooms construction work
- 45310000 - Electrical installation work
- 44112200 - Floor coverings
- 45451000 - Decoration work
- 45421100 - Installation of doors and windows and related components
- 45421152 - Installation of partition walls
- 45421000 - Joinery work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Aberdeen City

II.2.4) Description of the procurement

Multiple Supplier Framework to deliver the design and build aspects of the ?Internal

Works to Houses Framework?. This framework is to have a duration of two years, with the potential for this to be extended by two further periods of one year, during which period a number of call-offs may be initiated. Interested parties are invited to submit completed SPDs that will allow Aberdeen City Council to select bidders to invite to the next stage. These SPD Instructions provide full details of the selection criteria applicable at this stage. Only those bidders who are short-listed as a result of the SPD evaluation process described in these instructions will be issued with an Invitation to Tender (ITT). Aberdeen City Council intends to issue an ITT up to a maximum of SIX bidders.

II.2.5) Award criteria

Quality criterion - Name: Quality questions detailed in ITT / Weighting: 60

Price - Weighting: 40

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

Duration in months

24

This contract is subject to renewal

Yes

Description of renewals

Two optional 1-year extensions

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 6

Objective criteria for choosing the limited number of candidates:

Scoring based on SPD questions.

II.2.10) Information about variants

Variants will be accepted: No

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 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

Included in SPD module.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

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

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 3

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 000-807184](#)

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

Date

26 September 2025

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

6 October 2025

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

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

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=808338.

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.

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.

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:

Section 1 - Fair Work Practices Plan

Section 2 - Community Benefits Plan

(full contents will be found in a separate Appendix 1 - Fair Working Practices & Community Benefits Plan)

(SC Ref:808338)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=808338

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sheriff Court and Justice of the Peace Court

Aberdeen

AB101WP

Country

United Kingdom