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Contract

Housing Capital Projects 2026-30 - Internal works to Houses

Aberdeen City Council

F03: Contract award notice

Notice identifier: 2025/S 000-051417

Procurement identifier (OCID): ocids-h6vhtk-058c67

Published 27 August 2025, 8:39am

Section I: Contracting authority

I.1) Name and addresses

Aberdeen City Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

Contact

Colin Maciver

Email

comaciver@aberdeencity.gov.uk

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.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 GBP3-5Million 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.1.6) 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 / Weighting: 60

Price - Weighting: 40

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

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 000-050653](#)

Section V. Award of contract

Contract No

CRN00039603

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.3) Additional information

(SC Ref:808340)

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sheriff Court and Justice of the Peace Court

Aberdeen

AB101WP

Country

United Kingdom