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Tender

Single Building Assessment Services

Aberdeen City Council

F02: Contract notice

Notice identifier: 2025/S 000-056482

Procurement identifier (OCID): ocds-h6vhtk-059a12

Published 15 September 2025, 11:08am

Section I: Contracting authority

I.1) Name and addresses

Aberdeen City Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

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.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

Single Building Assessment Services

Reference number

CRN00041487

II.1.2) Main CPV code

- 71250000 - Architectural, engineering and surveying services

II.1.3) Type of contract

Services

II.1.4) Short description

Aberdeen City Council intends to employ an organisation to undertake Single Building Assessment of 22 over-clad, high-rise

blocks in Aberdeen. These assessments are to conform to the requirements of the Scottish Government's "Single Building Assessment

Specification Document", June 2024. For 20 of these blocks the ownership of these blocks is shared between the Council and a number of private owners.

II.1.5) Estimated total value

Value excluding VAT: £500,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 71250000 - Architectural, engineering and surveying services

- 71317100 - Fire and explosion protection and control consultancy services
- 75251110 - Fire-prevention services

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

The clustering, shown below, illustrates these 22 over-clad, high-rise blocks, sub-divided by the seven different over-cladding contracts

that were undertaken at various times, in different areas of the city, since 2001:

Cluster1

- LORD HAY'S COURT

Cluster 2

- BALGOWNIE COURT

- INVERDON COURT

- ST NINIAN COURT

Cluster 3

- BRIMMOND COURT

- GRAMPIAN COURT

- MORVEN COURT

Cluster 4

- CAIRNCRY COURT

- CORNHILL COURT
- ROSEHILL COURT
- STOCKETHILL COURT

Cluster 5

- LINKSFIELD COURT
- PROMENADE COURT
- REGENT COURT

Cluster 6

- AULTON COURT
- BAYVIEW COURT
- BEACHVIEW COURT
- NORTH SEA COURT

Cluster 7

- WALLACE HOUSE
- BRUCE HOUSE
- DAVIDSON HOUSE
- ROSE HOUSE

The appointed organisation will be required to take into account all aspects of: the Scottish Government's "Practical Fire Safety Guidance

For Existing High Rise Domestic Buildings" February 2022; the Scottish Government's "Practical Fire Safety Guidance for existing

Specialised Housing and similar premises", February 2022; the "Grenfell Tower Inquiry: Phase 2 Report"; currently implemented Fire

risk mitigations measures; and current Scottish Fire and Rescue Services procedures

when considering what findings and recommendations are to reported.

It is envisaged that the Appointment will be split into four Stages (NB Bidders are advised that the Council may choose to end this

Appointment upon completion of any of these Stages):

Document reviews, inspections and the technical findings reports for the 22 high rise blocks, based on the procedures set out in the Scottish

Government's "Single Building Assessment Specification Document", June 2024

Reports of the various options for mitigating any short-falls that are found for each of the 22 high rise blocks, relative to the "Single

Building Assessment Specification Document" , with an analysis of advantages and disadvantages and budget costs against each;

Reports providing action plan advice, with regard to: any proposed measures; priority order in relation to this group of blocks; priority

order in relation to individual blocks; advice on risk, based on British Standards Institute's risk definitions, described within "PAS 79 Fire

risk assessment, Guidance and a recommended methodology". Reports providing recommended future Fire Strategies for each block.

The appointed organisation may be required to provide additional advice or services. Such as preparing concept design (to RIBA Stage 2)

for any agreed works for each block and assisting in the presentation of the findings and recommendations that have been agreed with the

Council to the residents, private owners and other stakeholders.

These reports are to be presented as a sequence of drafts, until the findings and recommendations are agreed with the Council, upon which

they are to be issued as "Final".

The appointed organisation is to employ those sub-contractors and suppliers that are required to provide a one-stop, solution to the full

performance of all the duties and objectives of this procurement. Company details of any Reliant Entities are to be provided as part of the SPD submission.

II.2.5) Award criteria

Quality criterion - Name: Quality Score (as detailed in the ITT) / Weighting: 80

Price - Weighting: 20

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

Start date

26 January 2026

End date

29 December 2028

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: Yes

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

Bidders are required to confirm that they (i) have already obtained; or (ii) can commit to obtaining, prior to the commencement of the contract, entry on the Scottish Government Authorised Single Building Assessment (SBA) Providers list. Organisations on the authorised list have provided assurance that their SBA Assessment and Reporting team can satisfy the criteria set out in Section 2.8 of the Cladding Remediation Programme: Single Building Assessment specification. Please contact claddingremediationopencall@gov.scot for additional information. Please note the contract cannot be awarded if the potential supplier has not successfully achieved a place on the authorised list.

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.2.1) Information about a particular profession

Execution of the service is reserved to a particular profession

Reference to the relevant law, regulation or administrative provision

Bidders are required to confirm that they (i) have already obtained; or (ii) can commit to obtaining, prior to the commencement of the contract, entry on the Scottish Government Authorised Single Building Assessment (SBA) Providers list. Organisations on the authorised list have provided assurance that their SBA Assessment and Reporting team can satisfy the criteria set out in Section 2.8 of the Cladding Remediation Programme: Single Building Assessment specification. Please contact claddingremediationopencall@gov.scot for additional information. Please note the contract cannot be awarded if the potential supplier has not successfully achieved a place on the authorised list.

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.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-807183](#)

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

Date

24 October 2025

Local time

12:00pm

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)

IV.2.7) Conditions for opening of tenders

Date

24 October 2025

Local time

12:00pm

Place

PCS

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=810207.

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.

(SC Ref:810207)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=810207

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sheriff Court

Castle Street Aberdeen AB10 1WP

Aberdeen

Country

United Kingdom