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Tender

Melbost West Phases 1&2

Tighean Innse Gall

F02: Contract notice

Notice identifier: 2025/S 000-062729

Procurement identifier (OCID): ocds-h6vhtk-05a93b

Published 7 October 2025, 10:01am

The closing date and time has been changed to:

8 December 2025, 4:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Tighean Innse Gall

13-15 Francis Street, Stornoway

Isle of Lewis

HS1 2NB

Email

development@tighean.co.uk

Telephone

+44 1851706121

Country

United Kingdom

NUTS code

UKM64 - Na h-Eileanan Siar (Western Isles)

Internet address(es)

Main address

www.tighean.co.uk

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA24663

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

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 to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Melbost West Phases 1&2

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

1.1 Tenderers are invited to Tender for the provision of Principal Contractor to provide Design and Build (D&B) services for the delivery of the Melbost West Phase 1&2 Housing Development, Isle of Lewis. 73 number various HHP standard house types as shown on the approved planning drawings, together with associated roads and parking within the site, alterations to the A866 at the new access intersection (new roundabout), street lighting, drainage, SUDS basin, utilities, site services, footpaths, site works, play park, serviced plot for future commercial area and landscaping all as shown on the approved drawings and noted on the Schedule of Conditions accompanying the planning approval.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work

II.2.3) Place of performance

NUTS codes

- UKM64 - Na h-Eileanan Siar (Western Isles)

II.2.4) Description of the procurement

Open procurement single stage procurement for appointing a Principal Contractor.
Contract to be SBCC Design & Build

II.2.5) Award criteria

Quality criterion - Name: Accounts / Weighting: 6

Quality criterion - Name: Methodology / Weighting: 10

Quality criterion - Name: Challenges / Weighting: 6

Quality criterion - Name: Community Benefit / Weighting: 4

Quality criterion - Name: Proposed Delivery / Weighting: 10

Quality criterion - Name: Previous Experience / Weighting: 6

Quality criterion - Name: Risk Analysis / Weighting: 8

Quality criterion - Name: Programme / Weighting: 6

Quality criterion - Name: Fair Work First / Weighting: 4

Price - Weighting: 40

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

Duration in months

36

This contract is subject to renewal

No

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

The main contractor or their Sub-Contractors will be expected to hold membership and accreditation's with the following or an equivalent

organisation: Scottish Building Federation, MCS, Select, or NICEIC (or equivalent)
SNIPEF (or equivalent), CITB, or have within the last

12 months successfully met the assessment requirements of a constructions related scheme in registered membership of the safety schemes

in Procurement (SSIP) forum eg CHAS.

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

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

Originally published as:

Date

10 November 2025

Local time

5:00pm

Changed to:

Date

8 December 2025

Local time

4:00pm

See the [change notice](#).

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

11 November 2025

Local time

12:00pm

Place

TBC

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

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=811795.

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:

See tender documents.

(SC Ref:811795)

VI.4) Procedures for review

VI.4.1) Review body

Stornoway Sheriff Court

Stornoway

Country

United Kingdom

