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Tender

Provision of Specialist Valuation and Contractual Advice

Orkney Islands Council

F02: Contract notice

Notice identifier: 2025/S 000-065863

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

Published 16 October 2025, 11:48am

Section I: Contracting authority

I.1) Name and addresses

Orkney Islands Council

Council Offices, School Place

Kirkwall

KW15 1NY

Contact

Dominic Wilson

Email

dominic.wilson@orkney.gov.uk

Telephone

+44 01856873535

Fax

+44 01856876158

Country

United Kingdom

NUTS code

UKM65 - Orkney Islands

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00369

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

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

www.publiccontractsscotland.gov.uk

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

Provision of Specialist Valuation and Contractual Advice

Reference number

OIC/PROC/2254

II.1.2) Main CPV code

- 79111000 - Legal advisory services

II.1.3) Type of contract

Services

II.1.4) Short description

Orkney Islands Council as a statutory Planning Authority has the means to enter agreements with third parties under Section 75 of the Planning (Scotland) Act 1997 in order to restrict the use of land or regulate the use of land being developed where this is necessary to ensure that a development meets provisions associated with Planning decision. Such provisions may include financial provision through a bond or other means which the Planning Authority may call upon at a later date to ensure that remediation or other works which may be addressed in a planning condition are complete should the original developer no longer intend to discharge that condition.

The Council wishes to commission specialist advisors to support a review of historic agreements; and to act as lead advisor to the Council in negotiating and framing future agreements where these are required.

II.1.5) Estimated total value

Value excluding VAT: £75,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 79111000 - Legal advisory services
- 30196000 - Planning systems

II.2.3) Place of performance

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

Orkney Islands

II.2.4) Description of the procurement

Orkney Islands Council as a statutory Planning Authority has the means to enter agreements with third parties under Section 75 of the Planning (Scotland) Act 1997 in order to restrict the use of land or regulate the use of land being developed where this is necessary to ensure that a development meets provisions associated with Planning decision. Such provisions may include financial provision through a bond or other means which the Planning Authority may call upon at a later date to ensure that remediation or other works which may be addressed in a planning condition are complete should the original developer no longer intend to discharge that condition.

The Council wishes to commission specialist advisors to support a review of historic agreements; and to act as lead advisor to the Council in negotiating and framing future agreements where these are required. Support to forming future policy on developer contributions/financial agreements in the new Local Development Plan is also required. It is anticipated that the main focus of the commission will be on applications associated with Marine infrastructure (piers and harbours), Aquaculture, quarrying (including sand extraction) and on-shore wind farm developments.

II.2.5) Award criteria

Quality criterion - Name: quality / Weighting: 70

Price - Weighting: 30

II.2.6) Estimated value

Value excluding VAT: £75,000

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

Duration in months

60

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.1.2) 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.2.2) Contract performance conditions

As stated in the tender documentation

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

Date

17 November 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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

17 November 2025

Local time

2:00pm

Place

TEAMS Meeting

Information about authorised persons and opening procedure

3 Officers present authorised to open and record tenders received.

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

Orkney Islands Council reserves the right to cancel the procurement at any stage and not award a Contract. The expenditure, work or effort undertaken by bidders prior to the award of any Contract is accordingly a matter solely for the commercial judgement of bidders. Late tenders will not be considered by the Council and all questions are to be submitted via the Questions and Answers section of this contract advertisement on PCS. An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contracts (Scotland) Regulations may bring proceedings in the Sheriff Court or Court of Session.

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=812934.

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>

(SC Ref:812934)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=812934

VI.4) Procedures for review

VI.4.1) Review body

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Telephone

+44 1856872110

Country

United Kingdom