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Tender

Staneyhill Terrace - House Build 1

Hjaltland Housing Association Ltd (143)

F02: Contract notice

Notice identifier: 2025/S 000-070427

Procurement identifier (OCID): ocds-h6vhtk-05d8e9

Published 3 November 2025, 12:54pm

Section I: Contracting authority

I.1) Name and addresses

Hjaltland Housing Association Ltd (143)

6 North Ness

Lerwick

ZE1 0LZ

Contact

PaulLeask

Email

paul@hjaltland.org

Telephone

+44 1595694986

Country

United Kingdom

NUTS code

UKM66 - Shetland Islands

Internet address(es)

Main address

<http://www.hjaltland.org>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA24543

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 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

Other type

Registered Social Landlord

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Staneyhill Terrace - House Build 1

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Hjaltland Housing Association is proposing to construct 32 properties at North Loch Drive, Lerwick, Shetland. The development will comprise three blocks of three-storey, one-bedroom flats, and will include all associated external works such as paving, fencing, lock block surfacing, and landscaping.

II.1.5) Estimated total value

Value excluding VAT: £9,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45211341 - Flats construction work

II.2.3) Place of performance

NUTS codes

- UKM66 - Shetland Islands

Main site or place of performance

Lerwick, Shetland Isles.

II.2.4) Description of the procurement

Traditional with Bill of Quantities.

Please note that any contract award is strictly subject to Hjaltland Housing Association receiving formal grant approval from the Scottish Government and the securing of private finance against the project.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Price - Weighting: 70

II.2.6) Estimated value

Value excluding VAT: £9,000,000

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

Duration in months

27

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

As per SPD module and description in tender documents.

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

For full details of the conditions relevant to the proposed contract (to the extent known or settled at this stage), please see the procurement documents (details of how to access these being set out in section "I.3 Communication" of this Contract Notice).

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

15 December 2025

Local time

3:00pm

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

Tender must be valid until: 14 April 2026

IV.2.7) Conditions for opening of tenders

Date

15 December 2025

Local time

3:00pm

Place

Tenders to be submitted and opened via the Public Contracts Scotland Postbox.

Information about authorised persons and opening procedure

As detailed in the procurement documents.

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Collateral warranties will be required for any aspects of the construction that have been designed by someone other than the main contractor i.e. Timber kit, heating, MVHR etc.

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=812307.

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:

This procurement includes a community benefits project plan which aims to include employment, apprenticeships, training and work placements.

(SC Ref:812307)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=812307

VI.4) Procedures for review

VI.4.1) Review body

Lerwick Sheriff Court

King Erik Street

Lerwick

ZE1 0HD

Country

United Kingdom