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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): ocids-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](mailto: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](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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://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

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

**I.4) Type of the contracting authority**

Other type

Registered Social Landlord

### **I.5) Main activity**

Housing and community amenities

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## **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

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## **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

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## **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.

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## **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](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](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](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