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Contract

## **Acquisition of Affordable Housing (Easterfields, Inverness)**

Caledonia Housing Association

F03: Contract award notice

Notice identifier: 2025/S 000-071086

Procurement identifier (OCID): ocds-h6vhtk-04f8c9

Published 5 November 2025, 8:47am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Caledonia Housing Association

Suite 4 Saltire House, 3 Whitefriars Crescent

Perth

PH2 0PA

#### **Contact**

Gail Ray

#### **Email**

[gail.ray@caledoniaha.co.uk](mailto:gail.ray@caledoniaha.co.uk)

#### **Telephone**

+44 8006781228

#### **Country**

United Kingdom

**NUTS code**

UKM77 - Perth & Kinross and Stirling

**Internet address(es)**

Main address

[www.aledoniaha.co.uk](http://www.aledoniaha.co.uk)

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA17204](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA17204)

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

Other type

Body governed by public law

**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**

Acquisition of Affordable Housing (Easterfields, Inverness)

**II.1.2) Main CPV code**

- 45211300 - Houses construction work

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

This notice is to advise that Caledonia Housing Association intends to contract with Springfield Properties PLC. The contract is expected to commence in 2025 and complete in 2026.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £5,974,418.25

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKM6 - Highlands and Islands

#### **II.2.4) Description of the procurement**

Caledonia Housing Association working in partnership with The Highland Council is in the process of delivering new affordable housing in Highland and these new properties form part of that programme. The site is owned by the Developer therefore it is a requirement of the sale that the design and build contract be awarded to Springfield Properties PLC. This contract can only be awarded to this particular operator therefore Caledonia are using the negotiated procedure without prior publication of the contract notice.

#### **II.2.5) Award criteria**

Price

#### **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 IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- No tenders or no suitable tenders/requests to participate in response to restricted procedure

Explanation:

This contract can only be awarded to this particular operator therefore Caledonia Housing Association is using the negotiated procedure without prior publication of a contract notice.

#### IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

### IV.2) Administrative information

#### IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-011264](#)

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## Section V. Award of contract

### Contract No

792272

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

18 August 2025

#### V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 0

The contract has been awarded to a group of economic operators: No

**V.2.3) Name and address of the contractor**

Springfield Properties Plc

Alexander Fleming House, 8 Southfield Drive

Elgin

IV30 6GR

Telephone

+44 0000000000

Fax

+44 0000000001

Country

United Kingdom

NUTS code

- UKM62 - Inverness & Nairn and Moray, Badenoch & Strathspey

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £5,974,418.25

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## **Section VI. Complementary information**

### **VI.3) Additional information**

(SC Ref:814872)

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Sheriff Court House

High Street

Elgin

IV30 1BU

Email

[elgin@scotcourts.gov.uk](mailto:elgin@scotcourts.gov.uk)

Telephone

+44 1343542505

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