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Contract

Acquisition of Affordable Housing (Easterfields, Inverness)

Caledonia Housing Association

F03: Contract award notice

Notice identifier: 2025/S 000-071216

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

Published 5 November 2025, 12:02pm

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

Telephone

+44 8006781228

Country

United Kingdom

NUTS code

UKM77 - Perth & Kinross and Stirling

Internet address(es)

Main address

www.caledoniaha.co.uk

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA17204

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Other type

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

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

Caledonia Housing Association hereby gives notice that a contract has been awarded to Springfield Properties PLC for the design and build of new affordable homes in the Highland area. As the site is owned by Springfield and the Section 75 agreement requires the works to be delivered by the landowner, the negotiated procedure without prior publication was applied.

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, in partnership with The Highland Council, is progressing the delivery of new affordable homes in the Highland area, of which these properties form part. As the development site is owned by the Developer, Springfield Properties PLC, the design and build contract has been awarded to Springfield Properties PLC using the

negotiated procedure without prior publication, in accordance with the terms of purchase.

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

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:

The award of this contract without prior publication is lawful as the procurement falls outside the scope of the Public Contracts (Scotland) Regulations 2015 and therefore outside the application of the Directive.

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.2.1) Previous publication concerning this procedure

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

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

Section VI. Complementary information

VI.3) Additional information

(SC Ref:814868)

VI.4) Procedures for review

VI.4.1) Review body

Sheriff Court House

High Street

Elgin

IV30 1BU

Email

elgin@scotcourts.gov.uk

Telephone

+44 1343542505

Country

United Kingdom