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Award

NEW AFFORDABLE HOUSING PROJECT AT MELDRUM GRANGE, OLDMELDRUM

Aberdeenshire Council

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-075458

Procurement identifier (OCID): ocds-h6vhtk-05e4ec

Published 20 November 2025, 8:32am

Section I: Contracting authority/entity

I.1) Name and addresses

Aberdeenshire Council

Woodhill House, Westburn Road

Aberdeen

AB16 5GB

Email

CPSSprocurement@aberdeencity.gov.uk

Telephone

+44 1467539600

Country

United Kingdom

NUTS code

UKM50 - Aberdeen City and Aberdeenshire

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00232

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

NEW AFFORDABLE HOUSING PROJECT AT MELDRUM GRANGE, OLDMELDRUM

Reference number

CRN00042132

II.1.2) Main CPV code

- 45211100 - Construction work for houses

II.1.3) Type of contract

Works

II.1.4) Short description

Land and construction associated with 12 new social housing units

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: £2,700,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKM50 - Aberdeen City and Aberdeenshire

Main site or place of performance

Oldmeldrum, Aberdeenshire

II.2.4) Description of the procurement

Purchase and development of land to create 12 new build residential units in an area of high social housing demand with very limited supply options

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

Negotiated without a prior call for competition

- The works, supplies or services can be provided only by a particular economic operator for the following reason:
 - protection of exclusive rights, including intellectual property rights

Explanation:

The Contractor has offered to provide the Authority with 12 units for social housing. The Authority intends to enter into a combined transaction to acquire the land upon which the dwelling houses will be built and for the construction of the dwelling houses in accordance with a specification approved by the Authority. The Authority intends to make this award in line with The Public Contracts (Scotland) Regulations 2015. Regulation 33.1 (b)(iii). Use of negotiated procedure without prior publication - the protection of exclusive rights.

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

Contract No

CRN00042132

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

18 November 2025

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Claymore Homes Ltd

Aden Business Park, New

Mintlaw

AB42 5BP

Telephone

+44 7867229766

Country

United Kingdom

NUTS code

- UKM50 - Aberdeen City and Aberdeenshire

The contractor/concessionaire is an SME

Yes

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

Total value of the contract/lot/concession: £2,664,500

Section VI. Complementary information

VI.3) Additional information

The date of the contract award is the date of the committee approval. Contract award will take place 30 days following publication of this VEAT notice

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=816343.

(SC Ref:816343)

VI.4) Procedures for review

VI.4.1) Review body

Aberdeen Sheriff Court

Aberdeen

Country

United Kingdom