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Contract

Acquisition of New Affordable Housing (Pitconnochie Farm, Crossford)

Kingdom Housing Association Limited

F03: Contract award notice

Notice identifier: 2025/S 000-080601

Procurement identifier (OCID): ocds-h6vhtk-05e5a0

Published 8 December 2025, 1:04pm

Section I: Contracting authority

I.1) Name and addresses

Kingdom Housing Association Limited

Saltire Centre, Pentland Court

Glenrothes

KY6 2DA

Email

grantmcmanus@kha.scot

Telephone

+44 1592631661

Country

United Kingdom

NUTS code

UKM72 - Clackmannanshire and Fife

Internet address(es)

Main address

<http://www.kingdomhousing.org.uk>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA12982

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

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 New Affordable Housing (Pitconnochie Farm, Crossford)

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 Kingdom Housing Association intends to contract with Barratt David Wilson East Scotland. The contract is expected to commence in 2025 and complete in 2027.

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: £11,980,408.41

II.2) Description

II.2.2) Additional CPV code(s)

- 45211300 - Houses construction work

II.2.3) Place of performance

NUTS codes

- UKM72 - Clackmannanshire and Fife

II.2.4) Description of the procurement

Kingdom Housing Association, working in partnership with Fife Council, is in the process of delivering new affordable housing throughout Fife and these new properties form part of that delivery programme. The site is owned by the Developer, with these properties making up the Affordable Housing Provision of the wider private site, therefore it is a requirement that the contract is awarded to Barratt David Wilson East Scotland. The contract can only be awarded to this particular operator therefore Kingdom are using a negotiated procedure without prior publication of a 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

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

- The procurement falls outside the scope of application of the regulations

Explanation:

Kingdom Housing Association, working in partnership with Fife Council, is in the process of delivering new affordable housing throughout Fife and these new properties form part of that delivery programme. The site is owned by the Developer, with these properties making up the Affordable Housing Provision of the wider private site, therefore it is a requirement that the contract is awarded to Barratt David Wilson East Scotland. The contract can only be awarded to this particular operator therefore Kingdom are using a 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 000-075722](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

8 December 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

Barratt East Scotland

Telford House, 3 Mid New Cultins

Edinburgh

EH11 4DH

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

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

Total value of the contract/lot: £11,980,408.41

Section VI. Complementary information

VI.3) Additional information

(SC Ref:817917)

VI.4) Procedures for review

VI.4.1) Review body

Kirkcaldy Sheriff Court

Kirkcaldy

Country

United Kingdom