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Tender

HO MR 24 066 / NLC-SLP-25-124: Revised December 2025 Issue Lanark County Council - Swedish Timbers Full Project Works Package

North Lanarkshire Council

F02: Contract notice

Notice identifier: 2025/S 000-081786

Procurement identifier (OCID): ocids-h6vhtk-05f362

Published 11 December 2025, 10:05am

Section I: Contracting authority

I.1) Name and addresses

North Lanarkshire Council

Civic Centre, Windmillhill Street

Motherwell

ML1 1AB

Contact

Lewis Crainie

Email

contractstrategy@northlan.gov.uk

Telephone

+44 3451430015

Country

United Kingdom

NUTS code

UKM84 - North Lanarkshire

Internet address(es)

Main address

<https://www.northlanarkshire.gov.uk/>

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00010

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

www.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publiccontractsscotland.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

HO MR 24 066 / NLC-SLP-25-124: Revised December 2025 Issue Lanark County Council
- Swedish Timbers Full Project Works Package

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The proposed works will comprise removal of existing timber external wall cladding, new external wall insulated render system, removal of concrete tiles and membrane, extending roof structure at eaves and verges as required, internal insulation to roof spaces; reduce in height and capping of chimney to below roof level, remove and replace sarking as required and new membrane and concrete roof tiles, strip existing and provide new gutters and downpipes, remove existing external doors and windows and replace with triple glazed doors and windows, installation of inline PV's and alteration of all effected services, resultant external works. Structural check, asbestos and rot survey/treatment as required.

Our Tenants will remain within the properties during the duration of the works.

II.1.5) Estimated total value

Value excluding VAT: £8,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45261410 - Roof insulation work

- 45320000 - Insulation work
- 45210000 - Building construction work
- 45260000 - Roof works and other special trade construction works
- 45262700 - Building alteration work
- 45300000 - Building installation work

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

II.2.4) Description of the procurement

North Lanarkshire Council wishes to establish a Contract for energy efficiency retrofit works of Lanark County Council - Swedish Timbers Full Project Works Package

II.2.5) Award criteria

Quality criterion - Name: Programme / Weighting: 25%

Quality criterion - Name: Project Team / Weighting: 20%

Quality criterion - Name: Health Safety and Environmental / Weighting: 10%

Quality criterion - Name: Quality / Weighting: 15%

Quality criterion - Name: End User Satisfaction / Weighting: 10%

Quality criterion - Name: Carbon Reduction / Net Zero / Weighting: 5%

Quality criterion - Name: Fair Work First / Weighting: 5%

Quality criterion - Name: Community Benefits Methodology / Weighting: 10%

Price - Weighting: 60

II.2.6) Estimated value

Value excluding VAT: £8,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

17

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

II.2.14) Additional information

Candidates should refer to the ITT

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Failure to comply with the instructions contained within the ITT may result in a Candidate's submission being rejected

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QUESTIONS DEADLINE: 17:00 16/01/2026

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Please note overall scoring equates to price weighting of 60 and quality weighting of 40. Within the 40% Quality Weighting, subsections and weightings are outlined under II.2.5) Award criteria

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

4A1 -

Bidders must be registered or enrolled in the relevant professional or trade register kept in the Member State of its establishment (as described in Schedule 5 of Public Contracts (Scotland) Regulations 2015).

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Bidders should confirm they are registered or enrolled on the relevant trade register and provide information relating to this i.e. registration number, member number etc.

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Bidders may be assessed as a FAIL and be excluded from the competition if they fail to provide a response to any of the questions in this section, i.e., 4A.

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Bidders that are unable to meet all of the minimum level(s) of standards required for any of the questions in this section, i.e. 4A, will be assessed as a FAIL and will be excluded from the competition.

III.1.2) Economic and financial standing

List and brief description of selection criteria

SPDS Selection Criteria, Part IV, Section B: Economic and Financial Standing,

4B5A, 4B5B, 4B5C and 4B6.

Minimum level(s) of standards possibly required

4B5A-

Bidders must confirm they already have, or commit to obtain prior to the commencement date of the contract, the following levels of

insurance cover:

1. Professional Risk Indemnity Insurance: 2,000,000 GBP in the aggregate amount for any one period of insurance.

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4B5B-

Bidders must confirm they already have, or commit to obtain prior to the commencement date of the contract, the following levels of

insurance cover:

1. Employer Compulsory Liability Insurance: 10,000,000 GBP each and every claim.

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4B5C -

Bidders must confirm they already have or commit to obtain prior to the commencement of the contract, the following levels of insurance

cover:

1. Public Liability Insurance: 10,000,000 GBP each and every claim.

2. Product Liability Insurance: 10,000,000 GBP in the aggregation.

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Bidders may be assessed as a FAIL and be excluded from the competition if they fail to provide a response to any of the questions in this section, i.e. 4B.

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4B.6 -

Bidders will be required to pass the following Ratio Tests: 2 out of 3 ratios tests.

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Acid Test Ratio:

Bidders will be required to have an: Acid Test Ratio financial ratio of 1.00 and above.

The acceptable date range for “Acid Test” financial ratio shall be the Bidders most recent financial year where fully audited accounts are available.

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Debt Ratio:

Bidders will be required to have a Debt Ratio financial ratio of 0.50 and below.

The acceptable date range for “Debt Ratio Test” financial ratio shall be the Bidders most recent financial year where fully audited accounts are available.

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Turnover Ratio:

Bidders will be required to have a financial ratio of 1.25 and above.

The acceptable date range for “Turnover Ratio Test” financial ratio shall be the Bidders most recent financial year where fully audited accounts are available.

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Bidders that are unable to meet all of the minimum level(s) of standards required for any of the questions in this section, i.e. 4B will be assessed as a FAIL and will be excluded from the competition, unless the following information is provided as part of their tender submission:

1. an SPDS submission from a Parent Company (or Ultimate Parent Company) who can meet all the above minimum requirements; and
2. a declaration that the Parent Company (or Ultimate Parent Company) is prepared to provide a Parent Company Guarantee (PCG) in the form determined by the Council to cover the duration of the proposed Contract, including the available extension periods.

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The Council reserves the right at its own discretion to seek information from the applicant in accordance with Regulation 61(7) or

Regulation 61(8) of the Public Contracts (Scotland) Regulations 2015 to determine the Applicant's economic and financial standing.

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North Lanarkshire Council requires to ensure that the economic operator has the necessary economic and financial capacity to perform and complete the contract. In the current difficult economic environment, the Council seeks to ensure that the contractor who undertakes the works has suitable financial strength and capacity to complete these goods, works or services.

III.1.3) Technical and professional ability

List and brief description of selection criteria

SPDS Selection Criteria, Part IV Section C: Technical and Professional Ability, 4C1, 4C4, 4C6, 4C10 and SPDS Selection Criteria, Part IV Section D: Quality Assurance Schemes and Environmental Management Standards, 4D1, 4D2.

Owing to the character limitations in this section of the Contract Notice it is not possible to provide all of the information relating to this section (III.1.3 in the Contract Notice). Therefore the Objective and Non-Discriminatory Criteria for questions 4C4, 4D1 and 4D2 are set out in full in the SPDS.

Minimum level(s) of standards possibly required

4C1 -

Bidders should provide two(2) examples of contractual arrangements they have held over the past five (5) years which best demonstrates their relevant experience to deliver requirements within the contract which were similar in regard to scope, scale, and duration (refer to SPD document for further detail). Bidders must achieve an overall combined minimum score requirement of 70.

Only the first two examples submitted will be assessed. Bidders unable to meet the minimum requirements for 4C.1 and who fail to achieve an overall score of 70 will be assessed as a FAIL and will be excluded from the competition.

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4C4 -

Should bidders intend to use a supply chain to deliver part, or all of the requirements detailed within the Contract Notice, they should confirm they have (or have access to) the relevant supply chain management and tracking systems to ensure a resilient and sustainable supply chain (refer to SPD document for further detail).

Bidders who fail to confirm they have the systems in place to pay subcontractors through their supply chain promptly and effectively will be assessed as FAIL and be excluded from the Procurement.

Where Bidders confirm that they do have systems in place to pay subcontractors through their supply chain promptly and effectively will be assessed as a PASS with the Council reserving the right to request copies of their standard payment terms, processing figures etc. to corroborate their confirmation.

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4C6 -

Bidders will be required to confirm and provide proof that at least one of their employees has the following relevant educational and professional qualifications:

- Member of the National Council for Electrical Installation Contracting (NICEIC) OR Electrical Contractors Association of Scotland (SELECT)

- Gas Safe Registered

- PAS 2030 Accredited

Bidders identified for appointment to the contract will be required to provide evidence i.e. copies of professional certification / accreditation that demonstrates they meet the minimum requirements applied.

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4C.10 -

Bidders will be required to confirm whether they intend to subcontract and, if so, for what proportion of the contract Bidders may be assessed as a FAIL and be excluded from the competition if they fail to provide a response to any of the questions in this section, i.e., 4C.

Bidders that are unable to meet all of the minimum level(s) of standards required for any of the questions in this section, i.e. 4C will be assessed as a FAIL and will be excluded from the competition.

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4D1 -

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1. The Bidder must hold a UKAS (or equivalent) accredited independent third-party certificate of compliance in accordance with BS EN ISO 9001 (or equivalent),

OR

2. The Bidder must meet the Criteria as detailed in SPDS Part IV, Question 4D.1 point 2, a-g.

3. The Bidder must hold a UKAS (or equivalent), accredited independent third party certificate of compliance in accordance with BS OHSAS 18001 (or equivalent) or have, within the last 12 months, successfully met the assessment requirements of a construction-related scheme in registered membership of the Safety Schemes in Procurement (SSIP) forum.

OR

4. The Bidder must meet the Criteria as detailed in SPDS Part IV, Question 4D.1 point 4, a-m.

4D2 -

1. The Bidder must hold a UKAS (or equivalent) accredited independent third party certificate of compliance with BS EN ISO 14001 (or equivalent) or a valid EMAS (or equivalent) certificate,

OR

2. The Bidder must meet the Criteria as detailed in SPDS Part IV, Question 4D.2 point 2, a-g.

Bidders may be assessed as a FAIL and be excluded from the competition if they fail to provide a response to any of the questions in this section, i.e., 4D.

Bidders that are unable to meet all of the minimum level(s) of standards required for any of the questions in this section, i.e. 4D will be assessed as a FAIL and will be excluded from the competition.

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

The Invitation to Tender (ITT) pack will contain the relevant contract performance

conditions and requirements.

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

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

23 January 2026

Local time

12:00pm

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

Duration in months: 6 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

23 January 2026

Local time

12:00pm

Place

North Lanarkshire Council, Civic Centre, Motherwell

Information about authorised persons and opening procedure

NLC Procurement Professionals via PCS portal.

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

Bidders must ensure that they submit appropriate SPDS completed by other members of the group (if they are bidding as part of a group), others whose capacity they rely on, and known sub-contractors on whose capacity they do not rely on, to satisfy any aspect of the SPDS.

Bidders unable to complete SPDS Part IV: Concluding Statements may be excluded from the competition.

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The complete ITT, with no pages omitted, must be submitted in accordance with instructions given, and be signed by an authorised representative. Bidders should note that all documents listed in ITT Section 12 "Checklist of Required Documents" must be fully completed and submitted to ensure the submission is considered complete. Failure to do so may result in the submission being deemed non-compliant.

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All Bidders' responses will first have their Single Procurement Document (SPD) response checked for compliance, including completeness and accuracy. Failure to meet any of the mandatory requirements indicated will result in the Tender being considered non-compliant and the bidder concerned will be excluded.

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Quality Questions - Minimum Score – If the consensus final score for any quality question response is below the minimum score requirement set for that question, then the submission response will be deemed non-compliant. For the avoidance of doubt, if any quality question is unanswered this will result in the bid being deemed non-compliant.

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Should a bidder achieve a score of zero in any element of the technical or commercial assessment, the Council reserves the right to deem their bid non-compliant. Such non-compliant bids will be removed from the evaluation process without further consideration.

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=817704.

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.

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:

North Lanarkshire Council's policy on Community Benefits in procurement aims to consider whether Community Benefits can be included where it is making capital investments or services/goods are being purchased.

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An indication of the type of benefits which the Council expects is indicated within the ITT documents for this procurement exercise.

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Bidders will be required to provide details within their tender submission of the Community Benefits they will deliver if their tender submission is successful. It should be noted that the Community Benefit commitments made at tender stage may form a contractual obligation.

(SC Ref:817704)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=817704

VI.4) Procedures for review

VI.4.1) Review body

Scottish Courts

Edinburgh

Country

United Kingdom