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Tender

Framework Agreement for Demolition and Deconstruction of High-Rise and Low Rise Properties

North Lanarkshire Council

F02: Contract notice

Notice identifier: 2025/S 000-083009

Procurement identifier (OCID): ocids-h6vhtk-04c73b

Published 15 December 2025, 3:41pm

Section I: Contracting authority

I.1) Name and addresses

North Lanarkshire Council

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Country

United Kingdom

NUTS code

UKM84 - North Lanarkshire

Internet address(es)

Main address

www.northlanarkshire.gov.uk/

Buyer's address

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

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

www.publictendersscotland.publiccontractsscotland.gov.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.publictendersscotland.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

Framework Agreement for Demolition and Deconstruction of High-Rise and Low Rise Properties

Reference number

NLC-SLP-24-131

II.1.2) Main CPV code

- 45111000 - Demolition, site preparation and clearance work

II.1.3) Type of contract

Works

II.1.4) Short description

North Lanarkshire Council (NLC) is inviting bids from suitably qualified and experienced contractors to participate in a procurement exercise for the establishment of a framework agreement to deliver complex demolition and deconstruction services.

Scope of Works

The framework will cover a wide range of demolition and deconstruction projects, including but not limited to:

High-rise residential buildings

Large-scale commercial properties (e.g. shopping centres)

Low-rise residential and commercial buildings

Projects may involve full structural demolition, partial deconstruction, site clearance, and associated enabling works.

II.1.5) Estimated total value

Value excluding VAT: £100,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Low Rise Demolition

Lot No

1

II.2.2) Additional CPV code(s)

- 45110000 - Building demolition and wrecking work and earthmoving work

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

II.2.4) Description of the procurement

Low Rise and Non-Complex Demolition Projects. Such as :

Residential Buildings: Single-family homes, duplexes, and small apartment buildings.

Small Commercial Structures: Garages, lock-ups, sheds, ,small retail buildings and education buildings.

Low-Rise Towers: Buildings up to 11 stories high.

Non-Hazardous Sites: Locations without significant environmental contamination or hazardous materials.

Clear Access and Logistics: Sites with straightforward access for demolition equipment and debris removal.

Minimal Proximity Concerns: Structures that are not closely surrounded by other buildings, reducing the risk of collateral damage.

*This list is indicative, and the Council reserves the right to determine whether a project is non-complex based on specific building or environmental factors on a project-by-project basis.

II.2.5) Award criteria

Quality criterion - Name: Technical Questions / Weighting: 80

Price - Weighting: 20

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

In accordance with Regulation 34 of the Public Contracts (Scotland) Regulations 2015, the contracting authority intends to establish a framework agreement with a duration of 5 Years from the date of contract award and optional extension periods of 3 x 12 months. Accordingly, the contract will be presented for a total of 96 months

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The contracting authority reserves the right to extend the scope of the framework agreement to include additional related works, services, or sites that align with the original scope of the procurement. This may include, but is not limited to, further demolition or deconstruction activities, enabling works, or associated environmental services, where such additions are deemed necessary to meet operational requirements or deliver best value.

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

Full details of the technical criteria and evaluation methodology are in the tender documents. Up to six (6) bidders will be appointed to this lot. If more than one bidder achieves the same score at the cut-off point, the Council reserves the right to appoint additional bidders to ensure fairness and maintain competitive balance.

II.2) Description

II.2.1) Title

High Rise and Complex Demolition

Lot No

2

II.2.2) Additional CPV code(s)

- 45110000 - Building demolition and wrecking work and earthmoving work

II.2.3) Place of performance

NUTS codes

- UKM84 - North Lanarkshire

II.2.4) Description of the procurement

Lot 2 - High Rise and Complex Demolition

Definition – High Rise towers 12 stories and over and complex demolition projects. Complex project may include structures with Reinforced Autoclaved Aerated Concrete (RAAC), post-tensioning systems, mine workings, structural challenges, demolition in live complex environments, site constraints and contaminated sites.

Plus, large scale shopping centres and commercial buildings

* This list is indicative, and the Council reserves the right to determine whether a project is complex due to building or environmental challenges on a project-by-project basis.

II.2.5) Award criteria

Quality criterion - Name: Technical Questions / Weighting: 80

Price - Weighting: 20

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

In accordance with Regulation 34 of the Public Contracts (Scotland) Regulations 2015, the contracting authority intends to establish a framework agreement with a duration of 5 Years from the date of contract award and optional extension periods of 3 x 12 months. Accordingly, the contract will be presented for a total of 96 months

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The contracting authority reserves the right to extend the scope of the framework agreement to include additional related works, services, or sites that align with the original scope of the procurement. This may include, but is not limited to, further demolition or deconstruction activities, enabling works, or associated environmental services, where such additions are deemed necessary to meet operational requirements or deliver best value.

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

Full details of the technical criteria and evaluation methodology are in the tender documents. Up to five (5) bidders will be appointed to this lot. If more than one bidder achieves the same score at the cut-off point, the Council reserves the right to appoint additional bidders to ensure fairness and maintain competitive balance.

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

Selection criteria as stated in the procurement documents

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Please refer to the tender documentation for details regarding the contract performance conditions

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.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 11

In the case of framework agreements, provide justification for any duration exceeding 4 years:

Due to the complex, multi-phase nature of demolition works, long-term supplier investment, and alignment with the Council's capital programme and social value goals, a longer framework (up to 96 months) ensures continuity, market stability, and efficient use of resources, in line with Regulation 34

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: [2024/S 000-039971](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

30 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

30 January 2026

Local time

12:00pm

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

North Lanarkshire Council is supported by Perses CDM Limited, whose remit is to provide technical resource and expertise in relation to the establishment of the demolition framework, including technical input into tender evaluation.

In addition, the Council has agreements in place with other specialist demolition consultancies, who may be engaged as required to support the assessment of tender responses or provide guidance on technical aspects of the procurement.

However, in accordance with the Public Contracts (Scotland) Regulations 2015, the Council retains full responsibility for all procurement activity. This includes the development of procurement strategy, preparation of tender documentation, evaluation

processes, and final contract award decisions. All procurement activities are conducted in line with regulatory requirements to ensure transparency, fairness, and compliance.

The Council is seeking bidders who can demonstrate alignment with the Scottish Government's Waste Hierarchy, showing a clear commitment to minimising waste to landfill through reuse, recycling, and sustainable demolition practices. Performance against this requirement will be monitored as a Key Performance Indicator (KPI) under the framework agreement.

The buyer is using PCS-Tender to conduct this ITT exercise. The Project code is 30422. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

The Contracting Authority does not intend to include a sub-contract clause as part of community benefits (as per Section 25 of the Procurement Reform (Scotland) Act 2014) in this contract for the following reason:

For further details, please refer to the procurement documents available as part of the tender pack.

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:

For further details, please refer to the procurement documents available as part of the tender pack.

(SC Ref:813987)

VI.4) Procedures for review

VI.4.1) Review body

Scottish Courts

Edinburgh

Country

United Kingdom