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Tender

## **Proposed 25 House Development at Coplands Road Stromness**

Orkney Islands Council

F02: Contract notice

Notice identifier: 2025/S 000-083752

Procurement identifier (OCID): ocids-h6vhtk-05f7a8

Published 17 December 2025, 11:45am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Orkney Islands Council

Council Offices, School Place

Kirkwall

KW15 1NY

#### **Contact**

Francis Learmonth

#### **Email**

[francis.learmonth@orkney.gov.uk](mailto:francis.learmonth@orkney.gov.uk)

#### **Telephone**

+44 1856873535

#### **Country**

United Kingdom

**NUTS code**

UKM65 - Orkney Islands

**Internet address(es)**

Main address

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

Buyer's address

[https://www.publiccontractsscotland.gov.uk/search/Search\\_AuthProfile.aspx?ID=AA00369](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00369)

**I.3) Communication**

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

[www.publiccontractsscotland.gov.uk](http://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](http://www.publiccontractsscotland.gov.uk)

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

[www.publiccontractsscotland.gov.uk](http://www.publiccontractsscotland.gov.uk)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Proposed 25 House Development at Coplands Road Stromness

Reference number

50/0357/P006 - OIC/PROC/2214

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The works comprises the construction of a 25 House Development at Garson, Stromness.

The Development is split over 2 adjacent serviced greenfield sites on Coplands Road. Site 1 – North comprises 2nr 2-bedroom semi-detached bungalows and 7nr 1-bedroom semi-detached bungalows. Site 2 – South comprises 4nr 2-bedroom semi-detached bungalows and 12nr 1-bedroom semi-detached bungalows.

#### **II.1.5) Estimated total value**

Value excluding VAT: £5,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work
- 45211340 - Multi-dwelling buildings construction work

### **II.2.3) Place of performance**

NUTS codes

- UKM65 - Orkney Islands

Main site or place of performance

Garson, Stromness, Orkney

### **II.2.4) Description of the procurement**

The project comprises the construction of a 25 House Development at Garson, Stromness. The Development is split over 2 adjacent serviced greenfield sites on Coplands Road. Site 1 – North comprises 2nr 2-bedroom semi-detached bungalows and 7nr 1-bedroom semi-detached bungalows. Site 2 – South comprises 4nr 2-bedroom semi-detached bungalows and 12nr 1-bedroom semi-detached bungalows.

The Contract will include obtaining approval from all required statutory bodies, including but not limited to local authority planning and building standards and utility/service providers, site works, boundary containment, landscaping, house construction and services within the curtilage of the sites. There will also be an element of external services and roads infrastructure, which includes forming new footpaths and integrating into existing roads infrastructure.

Initial housing designs, site layouts, drainage and roads engineering has already been completed for the development which the Contractor will be required to adhere to.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality Criterion / Weighting: 20

Price - Weighting: 80%

### **II.2.6) Estimated value**

Value excluding VAT: £5,000,000

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

Duration in months

22

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

Expected limited number of available Contractors given the value of works and remote location of Local Authority

**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**

Project subject to approval by Council including confirmation of external funding and meeting funding criteria.

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## **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

Suitably qualified and experienced contractors as detailed in the ITT Documentation.

#### **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**

As detailed in the tender documentation.

#### **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**

Restricted 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.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

30 January 2026

#### **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: 3 (from the date stated for receipt of tender)

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## **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**

Orkney Islands Council reserves the right to cancel the procurement at any stage and not award a Contract, the expenditure, work or effort undertaken by bidders prior to the award of any Contract is accordingly a matter solely for the commercial judgement of bidders.

Late tenders will not be considered by the Council and all questions are to be considered via the Questions and Answers section of this contract advertisement on PCS. An economic operator that suffers, or risks suffering, loss or damage attributable to a breach of duty under the Public Contracts Scotland (Regulations) may bring proceeding in the Sheriff Court or Court of Session.

Tenderers are required to complete the SPD (Scotland) contained with the SPD module attached to this 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=796076](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=796076).

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](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.

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:

Community Benefits are integral to the wider outcomes of the design and build project for house construction. Those to be considered to cover a range of sustainable building materials, resources, suppliers, contractors and sub-contractors, demonstrate their commitment to work placements, apprenticeship schemes, links with education, school trips etc consideration of impact on climate change in the delivery of this contract, across a range of related considerations including climate, waste, biodiversity, communities, equality and fair work.

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=818371](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=818371).

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](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.

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:

Not applicable for anticipated market in this instance.

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:

A summary of the expected community benefits has been provided as follows:

1. Employment and Skills Plan
2. Employment and Skills Plan Method Statement
3. Added Value Proposals
4. Fair Work Practices

(SC Ref:818371)

Download the ESPD document here:

[https://www.publiccontractsscotland.gov.uk/ESPD/ESPD\\_Download.aspx?id=818371](https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=818371)

#### **VI.4) Procedures for review**

##### **VI.4.1) Review body**

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

[kirkwall@scotcourts.gov.uk](mailto:kirkwall@scotcourts.gov.uk)

Telephone

+44 856872110

Country

United Kingdom

Internet address

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

##### **VI.4.2) Body responsible for mediation procedures**

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

[kirkwall@scotcourts.gov.uk](mailto:kirkwall@scotcourts.gov.uk)

Telephone

+44 856872110

Country

United Kingdom

Internet address

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

**VI.4.4) Service from which information about the review procedure may be obtained**

Kirkwall Sheriff Court

Watergate

Kirkwall

KW15 1PD

Email

[kirkwall@scotcourts.gov.uk](mailto:kirkwall@scotcourts.gov.uk)

Telephone

+44 856872110

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