



Glasgow City Council

Contracts and Property Committee

**Report by George Gillespie, Executive Director of Neighbourhoods,
Regeneration and Sustainability**

Item 5

12th June 2025

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Pollok Stables Refurbishment – Building Contract

Purpose of Report:

To seek Committee approval to engage Hub West Scotland to award a building contract for the refurbishment of Pollok Stables upon completion of the tender assessment and selection of the best value tender.

Recommendations:

That Committee

1. notes the content of this report; and
2. approves the appointment of Hub West Scotland to award the building contract for the refurbishment of Pollok Stables to the best value contractor as outlined in this report.

Ward No(s): 2 - Newlands/Auldburn

Citywide:

Local member(s) advised: Yes ☐ No ☒

consulted: Yes ☐ No ☒

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1. Background

- 1.1. The Council previously secured UK Government Levelling Up funding for the refurbishment of the Pollok Stables and Sawmill in Pollok Country Park. This funding will allow the Stables and Sawmill to be brought back into active use as a visitor attraction to complement the other visitor offerings within the park.
- 1.2. The UK Government funding received to date has met the costs of stabilising the fabric of the Stables and Sawmill buildings, which were on the Council's Buildings at Risk register and has enabled the design of the refurbishment contract.

2. Procurement Strategy

- 2.1. The initial procurement strategy for the refurbishment contract extended an invitation to City Building (Contracts) LLP to tender for the works. Due to a significant proportion of the works needing to be sub-contracted to specialist contractors and the risk profile of the project, City Building, in discussion with NRS Consultancy Services voluntarily withdrew from the tender process.
- 2.2. Given the time constraints within the funding award, the most expedient way to undertake the procurement was to progress via Hub West Scotland, who issued tenders to four contractors and received four tender returns.

3. Tender Returns

- 3.1. Tenders were received from the contractors listed in Appendix A (listed in alphabetical order).
- 3.2. The value of submitted tenders on opening were in the range £8,497,382.00 to £10,430,661.58. The values of the returned tenders are listed in Appendix A (listed in ascending order).

4. Tender Status

- 4.1. The tender returns continue to be assessed, and any amendments and/or exclusions proposed by the contractors purified.
- 4.2. On completion of this process, the best value tender, based on a 60% quality/40% cost weighting, shall be identified.

5. Programme

- 5.1. To meet the programme milestones set out in the funding agreement with the UK Government, a contractor must be appointed prior to August 2025, which may fall during GCC recess.
- 5.2. As a result, and to meet this timescale, the Council shall appoint Hub West Scotland to enter into a contract for the refurbishment works with the successful contractor on conclusion of the tender evaluation process, subject to the best

value tender being within the project budget and meeting other policy positions of the Council.

6. Policy and Resource Implications

Resource Implications:

Financial: NRS Consultancy Services shall evidence that the balance of the UK Government funding is sufficient to fully meet the costs of the refurbishment contract.

Legal: The Director of Legal and Administration will conclude the appointment of Hub West Scotland as set out in this report.

Personnel: The Council's role as client for the refurbishment contract will be undertaken by NRS Consultancy Services.

Procurement: The contract is being procured via Hub West Scotland.

Council Strategic Plan: This proposal supports the Council's priorities as noted:

Grand Challenge 1 Mission 3 – Work with partners to promote and support people in Glasgow to achieve improved physical, mental and emotional health and wellbeing.

Grand Challenge 2 Mission 2 - Continuously review the council's current capital investment plans, including City Deal projects within the city boundary, through a climate action and social justice lens.

Grand Challenge 3 Mission 2 – Invest in more council-owned renewable energy generation and support the Council's built heritage.

Equality and Socio-Economic Impacts: The EqIA screening identified the opportunity for a number of positive impacts through the refurbishment project and no negative impacts.

Does the proposal support the Council's Equality Outcomes All contractors who have submitted tenders are accredited Real Living Wage employers.

2021-25? Please specify.

What are the potential equality impacts as a result of this report?

No negative equality impacts have been identified.

Please highlight if the policy/proposal will help address socio-economic disadvantage.

All contractors have submitted plans for community investment, which will be captured in the contract.

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

17 - Deliver heat energy generation projects & 29 - Ensure that historic buildings are resilient to the impacts of climate change, protecting Glasgow's rich heritage.

What are the potential climate impacts as a result of this proposal?

The proposal brings positive impacts with the refurbishment of listed buildings at risk to bring them back into active use thereby retaining the embodied carbon.

Will the proposal contribute to Glasgow's net zero carbon target?

The refurbishment will incorporate low and zero carbon generating technologies.

Privacy and Data Protection Impacts:

No privacy or data protection impacts identified.

7. Recommendations

That Committee

1. notes the content of this report; and
2. approves the appointment of Hub West Scotland to award the building contract for the refurbishment of Pollok Stables to the best value contractor as outlined in this report.

Appendix A – Tender Returns

Tenders were received from the following four contractors listed in alphabetical order:

Contractor
Heron Bros
Ogilvie Construction
Morrison
Tilbury Douglas

The tender sums on opening were as follows, listed in ascending order:

Price (£m)
8,497,382.00
8,990,724.57
10,164,500.00
10,430,661.58