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Tender

Development Partner Opportunity at Liberton, Edinburgh

The City of Edinburgh Council

F02: Contract notice

Notice identifier: 2025/S 000-003130

Procurement identifier (OCID): ocds-h6vhtk-03c200

Published 30 January 2025, 3:05pm

The closing date and time has been changed to:

21 March 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Contact

Kelly Faulds

Email

kelly.faulds@edinburgh.gov.uk

Country

United Kingdom

NUTS code

UKM75 - Edinburgh, City of

Internet address(es)

Main address

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

Buyer's address

https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Development Partner Opportunity at Liberton, Edinburgh

Reference number

CT0165

II.1.2) Main CPV code

- 45111291 - Site-development work

II.1.3) Type of contract

Works

II.1.4) Short description

The City of Edinburgh Council (the Council) has purchased the Liberton Hospital site, located in the South East locality on the intersection of Lasswade Road and Ellen's Glen Road, from NHS Lothian.

The site is approximately 6.5 hectares (4.2 net developable area) in size.

The ambition for the development is to deliver a mixed-use development with around 388 homes, around half of which will be affordable homes, owned by the Council, some of which will be aimed at providing a home with specialist support for older people or those with accessibility needs. The development also includes a requirement to refurbish or retain the façade of the old Edwardian Liberton hospital building and assess the viability of retaining the 1960s hospital building.

The Council is seeking to procure a Development Partner with the necessary skills, experience and capacity to deliver an exemplar development. This opportunity to work with the Council, initially over an 18-month period as part of a two stage Pre-Development contract has been devised as part of the Council's procurement strategy to reduce the burden of tendering as much as possible on Candidates and to encourage collaboration, innovation, risk apportionment, and partnership between the Council and the Development Partner prior to entering into a Development Agreement.

As a Candidate, you will be experienced and capable of delivering complex regeneration and mixed tenure development projects of similar scale and nature. Your team will be

multi-disciplinary and consist of the Development Partner, full design team services, construction contractors and specialist expertise in areas such as sustainability and modern methods of construction. You will identify opportunities for working with the local community and Small to Medium Enterprises (SMEs), creating new jobs and stimulating the local economy.

The gross development value is projected at GBO90million - GBP120million.

II.1.5) Estimated total value

Value excluding VAT: £120,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 70110000 - Development services of real estate

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The City of Edinburgh Council (the Council) is seeking to appoint a Development Partner to take forward a development opportunity at Liberton, Edinburgh.

The Development Partner will be required to:

- Deliver a mixed tenure scheme of around 388 homes (including private, social rent and mid-market rent) to the Council's design guidance within timescales approved during the pre-development period including the refurbishment or façade retention of the Edwardian Hospital;
- Deliver commercial or community space with active frontages at appropriate ground floor locations throughout;
- Deliver high quality public realm of adoptable standard throughout the site, including the reinstatement of the Victorian Garden;
- Deliver high quality transport and active travel options throughout the site;
- Delivery of a low carbon energy solution
- Maintain and enhance community engagement and support consultation.

The residential development must comply with the principle of tenure blind development. The Development Partner will be required to pay a price to the Council for the private residential development opportunities. The capital receipt will be agreed during the pre-development period, however, a viable development is mandatory to allow progression to the Development Agreement stage. To ensure that the Council is entering into a Pre-Development Contract which has a high likelihood of project viability, the Council may seek to assess a capital receipt offering at the Invitation to Tender stage. The profits from this development will be retained by the Development Partner, although an overage agreement will be put in place covering exceptional profits.

Further information on the scope of this procurement can be found in the SPD Instruction Document attached to this Contract Notice.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 5

Objective criteria for choosing the limited number of candidates:

Please see attached procurement documents.

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

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

Please see SPD Instruction Document attached to this Contract Notice.

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

This requirement shall include a Community Benefit Clause

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

Competitive procedure with negotiation

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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: [2023/S 000-011213](#)

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

Originally published as:

Date

7 March 2025

Local time

12:00pm

Changed to:

Date

21 March 2025

Local time

12:00pm

See the [change notice](#).

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

21 March 2025

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

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

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=789078.

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:

The Council aims to maximise the social, economic and environmental benefits from its procurement (known as 'Community Benefits') by incorporating Community Benefit clauses within its contracts. These benefits are delivered by suppliers in addition to meeting the core requirements of the contract.

The Council's Sustainable Procurement Policy commits the Council to pursuing Community Benefits through its procurement.

Types of community benefits which the Council would like to include within this contract may include, but are not limited to:

- targeted recruitment and training e.g. jobs, training, work experience, job shadowing opportunities, apprenticeships for young persons and unemployed individuals
- supported employment for people with disabilities or other disadvantaged groups
- promotion of job opportunities through local agencies
- training for existing workforce
- mentoring – suppliers offering support and guidance to local organisations and individuals
- suppliers using community venues and other community services
- promotion of certain supply chain subcontractors (Small to Medium Enterprises, enterprises, supported businesses, Third Sector Organisations);
- the staff of suppliers undertaking volunteering within communities;
- community enhancement - resources provided for community facilities (e.g. playgrounds, habitat enhancements, environmental improvements) and initiatives (e.g. energy efficiency);
- outreach and education opportunities within the community to those associated with or impacted by the types of service provided e.g. promoting careers in construction and trades or care and support to local schools;
- sponsorship of local organisations;
- community consultation, engagement and strengthening of community relations;
- equal opportunities in terms of the supplier's staffing and access to services.

(SC Ref:789078)

Download the ESPD document here:

https://www.publiccontractsscotland.gov.uk/ESPD/ESPD_Download.aspx?id=789078

VI.4) Procedures for review

VI.4.1) Review body

Sherriff Court

Sherriff Court House 27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

A tenderer that suffers loss as a result of a breach of duty under the Public Contracts (Scotland) Regulations 2015 may bring proceedings in the Sheriff Court or the Court of Session. The City of Edinburgh Council (the Council) will have a minimum standstill period of 10 days before awarding the contract. The communication of the award decision notice will be sent by fax or e-mail to all tenderers with the standstill period commencing on the next day. If proceedings are started in the Sheriff Court or the Court of Session against the Council in respect of the decision to award the contract within the standstill period then the Council is prevented from awarding the contract. Post contract award the Sheriff Court or the Court of Session may (1) award damages provided proceedings are brought within 3 months from the date when the grounds for the bringing of the proceedings first arose (2) be entitled to issue an ineffectiveness order or impose a financial penalty on the Council. A claim for an ineffectiveness order must be made within 30 days of the Contract Award Notice being published in the FTS or within 30 days of the date those who expressed an interest in or otherwise bid for the contract were informed of the conclusion of the contract or in any other case within 6 months from the date on which the contract was entered into.