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Not applicable

Development Partner Opportunity at Liberton, Edinburgh

The City of Edinburgh Council

F14: Notice for changes or additional information

Notice identifier: 2025/S 000-007625

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

Published 3 March 2025, 10:35am

Section I: Contracting authority/entity

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Contact

Kelly Faulds

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Country

United Kingdom

NUTS code

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Internet address(es)

Main address

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

Buyer's address

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

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.

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2025/S 000-003130](#)

Section VII. Changes

VII.1) Information to be changed or added

VII.1.2) Text to be corrected in the original notice

Section number

IV.2.2

Place of text to be modified

Time limit

Instead of

Date

7 March 2025

Local time

12:00pm

Read

Date

21 March 2025

Local time

12:00pm

Section number

IV.2.3

Place of text to be modified

Estimated date of dispatch of invitations

Instead of

Date

21 March 2025

Read

Date

4 April 2025

VII.2) Other additional information

Extension granted due to Q&A