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Planning

Pre Market Enganement: Development Partner Swansea Council Penderry Sites

City & County of Swansea

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-010293

Procurement identifier (OCID): ocids-h6vhtk-02afa6

Published 11 May 2021, 3:14pm

Section I: Contracting authority

I.1) Name and addresses

City & County of Swansea

Civic Centre

Swansea

SA1 3SN

Contact

Carol Morgan

Email

Procurement@swansea.gov.uk

Telephone

+44 1792637242

Country

United Kingdom

NUTS code

UKL18 - Swansea

Internet address(es)

Main address

<https://www.swansea.gov.uk/dobusinesswithcouncil>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0254

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Pre Market Enganement: Development Partner Swansea Council Penderry Sites

II.1.2) Main CPV code

- 45215214 - Residential homes construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Swansea Council is issuing this Prior Information Notice (PIN) to notify the market of a possible opportunity commencing later in 2021, the purpose of this PIN is to try and identify potential interested organisations that have the expertise in residential development. It is important to note that this PIN is not a call for competition or part of a selection questionnaire or selection process.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45215214 - Residential homes construction work
- 70111000 - Development of residential real estate
- 70123100 - Sale of residential real estate

II.2.3) Place of performance

NUTS codes

- UKL18 - Swansea

Main site or place of performance

Within the boundary of the City & County of Swansea.

II.2.4) Description of the procurement

Swansea Council, as part of its More Homes Strategy, is seeking a partner(s) to potentially develop 3 sites for residential use in the Penderry ward, as part of the Penderry Regeneration Framework.

The partnership will aim to achieve the following objectives while working in partnership with the Council to develop these sites:

- Increase the supply of affordable housing within Swansea.
- Deliver a range of tenures across the 3 sites that will respond to identified housing need.
- Deliver sustainable, highly energy efficient homes and achieve good space standards, and adhere to Welsh Government Guidance.
- Deliver wider benefits to communities and open spaces surrounding development sites.
- Create jobs and local investment and encourage the use of local labour and set up training initiatives.
- Ensure the principles of Future Wales are met. Future Wales specifically highlights that, during Covid-19 lockdowns, well-designed communities played an important role in supporting health and wellbeing and states that key placemaking principles of providing green infrastructure (access to parks and green space), cycle routes and local facilities/services, must continue to be planned for in terms of a post-Covid future.
- The Council will aim to retain 50% of the units as affordable housing.

The 3 sites identified for development in partnership are all within the Council's own land supply, please refer to Appendix 1 for additional information.

The Council may contact interested parties following closure of the expression of interest period about how to proceed with these opportunities.

To this end, interested parties are invited to initially submit an expression of interest to the Council:

Carol.Morgan@swansea.gov.uk no later than Friday 28th May 2021 with the following information:

- 1) Name of your organisation and brief description of its background and experience.
- 2) Would you be interested in the development opportunity described above? If yes, please explain full detail of what you are able to provide.
- 3) Please provide the contact details of a named person within the organisation should the Council wish to contact you to have a further discussion.
- 3) Any other comments or suggestions.

II.3) Estimated date of publication of contract notice

2 August 2021

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Responses to this Prior Information Notice are understood by all parties to be purely informal and will not form part of any subsequent procurement process and is being used for market engagement and capacity only. Not responding to their Prior Information Notice shall not prevent any economic operator from participating in any future procurement process.

The publication of this Prior Information Notice does not signify the beginning of any formal procurement process and does not constitute a commitment by the Council or partners to undertake any future procurement process. The Council may withdraw or amend any information contained in this Prior Information Notice at any time and without notice.

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=110545.

(WA Ref:110545)