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Planning

## **Development Opportunity at Liberton, Edinburgh**

The City of Edinburgh Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-011213

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

Published 19 April 2023, 12:28pm

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

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

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

#### **Email**

[kelly.faulds@edinburgh.gov.uk](mailto:kelly.faulds@edinburgh.gov.uk)

#### **Telephone**

+44 1315293415

#### **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](https://www.publiccontractsscotland.gov.uk/search/Search_AuthProfile.aspx?ID=AA00290)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**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

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## **Section II: Object**

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

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

Development Opportunity at Liberton, Edinburgh

Reference number

CT1065

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

- 45211360 - Urban development construction work

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

Works

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

The City of Edinburgh Council (the Council) has purchased the former 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 Council will shortly be preparing its procurement strategy to identify the most appropriate route to market for the delivery of this unique opportunity with the aim to provide integrated specialist accommodation (meeting the needs of the Edinburgh Health & Social Care Partnership) as well as affordable and private homes for sale, sustainable and active travel and achieving net zero ambitions.

The ambition for the development is to deliver a mixed-use development with around 380 homes, around half of which will be affordable homes aimed at providing a home with specialist support for older people or those with accessibility needs.

This Prior Information Notice (PIN) is an exciting opportunity for potential bidders to participate in finalising the Council's procurement strategy and gain insight into the proposed development strategy. Potential bidders who are interested in this opportunity are invited to download the market research questionnaire and complete no later than 3 May 2023.

#### **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
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211360 - Urban development construction work
- 70111000 - Development of residential real estate

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

NUTS codes

- UKM75 - Edinburgh, City of

Main site or place of performance

the former Liberton Hospital site, located in the South East locality on the intersection of Lasswade Road and Ellen's Glen Road, Edinburgh.

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

The City of Edinburgh Council (the Council) has purchased the former 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 Council will shortly be preparing its procurement strategy to identify the most appropriate route to market for the delivery of this unique opportunity with the aim to provide integrated specialist accommodation (meeting the needs of the Edinburgh Health & Social Care Partnership) as well as affordable and private homes for sale, sustainable and active travel and achieving net zero ambitions. The Development Partner must have collective experience in the construction of affordable, specialist accommodation and private housing, commercial space, and high quality public realm.

The ambition for the development is to deliver a mixed use development with around 380

homes, around half of which will be affordable homes aimed at providing a home with specialist support for older people or those with accessibility needs. The development also includes a requirement to refurbish the old Liberton hospital, even if it is façade retention. More information is contained within with Appendix 1 – Development Opportunity.

This Prior Information Notice (PIN) seeks to identify the most appropriate procurement and contractual strategy to meet the developments aims and objectives. The options being considered are:

- Development Partner opportunity published as a Contract Notice opportunity - the development partner would construct the affordable housing for the Council, while the remaining residential units would represent a development opportunity for the partner. The development partner would also be responsible for delivering an energy solution for the full site.

- Use of a local or national framework to deliver construction works creating serviced plots for sale following design works completed by the Council's appointed design team

This market consultation exercise is an exciting opportunity for potential bidders to participate in finalising the Council's procurement strategy and gain insight into the proposed development strategy. Potential bidders who are interested in this opportunity are invited to download the market research questionnaire and complete no later than 3 May 2023.

#### **II.2.14) Additional information**

If you would like any further information, please contact Kelly Faulds, Category Delivery Lead by email on [kelly.faulds@edinburgh.gov.uk](mailto:kelly.faulds@edinburgh.gov.uk)

### **II.3) Estimated date of publication of contract notice**

1 June 2023

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## **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

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## **Section VI. Complementary information**

### **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=729791](https://www.publiccontractsscotland.gov.uk/Search/Search_Switch.aspx?ID=729791).

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