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Contract

Temporary Accommodation & Associated Services Flexible Purchasing System

The City of Edinburgh Council

F21: Social and other specific services – public contracts

Contract award notice

Notice identifier: 2025/S 000-017798

Procurement identifier (OCID): ocids-h6vhtk-028fbf

Published 30 April 2025, 9:04am

Section I: Contracting authority

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Contact

John Youngs

Email

john.youngs@edinburgh.gov.uk

Telephone

+44 1314693536

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.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

Temporary Accommodation & Associated Services Flexible Purchasing System

Reference number

CT0627

II.1.2) Main CPV code

- 85300000 - Social work and related services

II.1.3) Type of contract

Services

II.1.4) Short description

The City of Edinburgh Council is re-opening its flexible purchasing system for temporary accommodation to invite new suppliers to provide services.

This is a long-term opportunity with the aim to further increase Edinburgh's capacity for temporary accommodation. The Council require accommodation and associated services which are tailored to resident's needs, can adapt by flexing capacity whilst having a focus on value for money and allows continued change and improvement.

This re-opening of the purchasing system will apply to the following within Category 1 - Temporary Accommodation with Access to Visiting Support.

Category 1a - Private Rented Accommodation,

Category 1b - Home Share,

Category 1c - Shared House.

Any providers with potential capacity should email ruth.lavery@edinburgh.gov.uk or john.youngs@edinburgh.gov.uk to express interest ahead of completing your tender submission.

Please note, providers will not be required to have a property currently available to engage with the opportunity.

The Council will be using the PCS-Tender online portal to run and manage the opportunity, and as such strongly encourage interested potential providers to attend training on the operation of the purchasing system and PCS-T.

Acceptance onto the Framework is not a guarantee of work; the Council will award via Direct Award or Mini-competition for property or services in line with the processes detailed within the ITT.

Any awards will be publicised via a separate award notice.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1

II.2) Description

II.2.2) Additional CPV code(s)

- 85310000 - Social work services
- 85311000 - Social work services with accommodation

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

Providers will be required to provide accommodation and property management only. Which should allow access to visiting support services if required by residents.

This category is designed to provide accommodation, through various types of accommodation to households who are assessed as homeless.

Sub-Categories will be used to further detail the requirements for the specific types of accommodation. Temporary Accommodation which the Council has an immediate need for (please see individual specifications for more information);

- Private Rented Accommodation

- Home Share

- Shared House (preferred Shared House Accommodation would be self-contained flats within a block).

There may be further sub-categories added at a later date, this will be clearly communicated and operated in line with the Council's requirements and preferred forms of accommodation.

Award onto the framework is not a guarantee of work; contracts will be placed via Direct Award and Mini-Competition in line with the processes detailed within the ITT.

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 IV. Procedure

IV.1) Description

IV.1.1) Form of procedure

Procedure involving negotiation

IV.1.10) Identification of the national rules applicable to the procedure

Information about national procedures is available at:
<https://www.legislation.gov.uk/ssi/2015/446/contents/made>

IV.1.11) Main features of the award procedure

Category 1 - 20% quality, 80% cost

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-036272](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 March 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 12

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 12

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Premier Nights Ltd t/a Aaron Lodge

128 Old Dalkeith Road

Edinburgh

EH16 4SD

Country

United Kingdom

NUTS code

- UKM75 - Edinburgh, City of

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Budge Property Accommodation

156 Gilberstoun

EDINBURGH

EH15 2QZ

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Easylet Scotland LTD

44 Clerk Street

Edinburgh

EH89HX

Country

United Kingdom

NUTS code

- UKM75 - Edinburgh, City of

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Edinburgh Thistle Guest House

10, East Hermitage Place

Edinburgh

Eh68aa

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Phoenix Properties Edinburgh Ltd

149/1 Lochend Road

Edinburgh

EH76ET

Country

United Kingdom

NUTS code

- UKM75 - Edinburgh, City of

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

VivreStays

2 Chamberlain Square, Birmingham, B3 3AX

Birmingham

B3 3AX

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Apeiron Stays Limited

Finch House, 28-30 Wolverhampton Street

Dudley

DY1 1DB

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

MIJU Hotel

6 Hampton Terrace

Edinburgh

EH12 5JD

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Arc Property Solution (EDB) LTD

25 Auld Coal Bank

Bonnyrigg

EH19 3JN

Telephone

+44 7456992669

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

KC PROPERTIES SCOTLAND LTD

PO Box 17544 , Midlothian

EDINBURGH

EH12 1RT

Country

United Kingdom

NUTS code

- UKM75 - Edinburgh, City of

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £1

Section VI. Complementary information

VI.3) Additional information

It is a mandatory requirement of this Contract that a prompt payment clause is present in all Contracts used in the delivery of the requirements. This ensures payment of sub-contractors at all stages of the supply chain within 30 days and includes an obligation to provide a point of contact for sub-contractors to refer to in the case of payment difficulties. This will require active monitoring of payment performance as well as the provision of evidence and reports to the Council on request or as contractually scheduled.

It is a mandatory requirement that organisations pay staff who work on the council framework pay at least the real Living Wage.

Please note; the establishment of a Flexible Purchasing System will act as platform for the future procurement of temporary accommodation and as such is not a guarantee of any work or financial commitment.

(SC Ref:792487)

VI.4) Procedures for review

VI.4.1) Review body

Sheriff Court

Sheriff Court House, 27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

An economic operator that suffers or risks suffering loss or damage attributable to a breach of duty under Public Contracts (Scotland) Regulations 2015 may bring proceedings in the Sheriff Court or Court of Session. A claim for an ineffectiveness order must be made within 30 days of the Contract Award Notice being published in the Find a Tender Service 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.