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Planning

## **Proposed Leasing Scheme to end homelessness duties**

Birmingham City Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-024653

Procurement identifier (OCID): ocids-h6vhtk-03655e

Published 2 September 2022, 2:04pm

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

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

Birmingham City Council

10 Woodcock Street

BIRMINGHAM

B4 7WB

#### **Contact**

Lucy Ford

#### **Email**

[lucy.ford@birmingham.gov.uk](mailto:lucy.ford@birmingham.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKG31 - Birmingham

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.birmingham.gov.uk](http://www.birmingham.gov.uk)

Buyer's address

[www.in-tendhost.co.uk/birminghamcc](http://www.in-tendhost.co.uk/birminghamcc)

**I.3) Communication**

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

[www.in-tendhost.co.uk/birminghamcc](http://www.in-tendhost.co.uk/birminghamcc)

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**

Proposed Leasing Scheme to end homelessness duties

Reference number

P0932

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

- 70000000 - Real estate services

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

Services

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

Birmingham City Council is interested in assessing the market to establish the options for developing a potential private sector leasing scheme to end homelessness duties for families living in temporary accommodation.

Birmingham City Council wishes to invite suppliers to submit responses in regards this Soft Market Testing (SMT) exercise for a Proposed Leasing Scheme to end homelessness duties.

Please note this soft market testing exercise has been issued as an information seeking exercise and is not part of a procurement process. There is no guarantee of any procurement activity taking place following this exercise.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 55250000 - Letting services of short-stay furnished accommodation
- 70330000 - Property management services of real estate on a fee or contract basis

- 98341000 - Accommodation services

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

NUTS codes

- UKG31 - Birmingham

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

Birmingham City Council is interested in assessing the market to establish the options for developing a potential private sector leasing scheme to end homelessness duties for families living in temporary accommodation.

If the project goes ahead the council may need to work with a partner to deliver the project.

Parameters of the project may be as follows:

- 200 x 5 year leases of family sized properties within Birmingham to be taken on by the end of March 2023, with the possibility of a future expansion of the programme if successful
- Leased properties would be let to tenants on assured shorthold tenancies at Local Housing Allowance (LHA) level rents and would be used to end homelessness duties in the private rented sector
- The Council would be responsible for identifying landlords and properties and for identifying and nominating tenants
- The partner would be responsible for taking on the 5 year leases, letting and managing the properties, collecting rent and carrying out repairs and maintenance
- The partner would also be responsible for ensuring that properties are furnished and of a good lettable standard, including where necessary carrying out minor renovation works prior to properties being let for the first time
- The partner would also be responsible for dilapidations at lease end.
- The Council would be responsible for providing any necessary resettlement support, for ensuring voids are filled promptly and for assisting tenants to move on if required prior to lease end.
- The council would pay a fee to the provider following a competitive tender but based on covering the difference in costs between lease rents, voids, bad debts, repairs and

maintenance, housing management and rent collection costs, and rental income.

Birmingham City Council wishes to invite suppliers to submit responses in regards this Soft Market Testing exercise for a Proposed Leasing Scheme to end homelessness duties.

Please note this soft market testing exercise has been issued as an information seeking exercise and is not part of a procurement process. There is no guarantee of any procurement activity taking place following this exercise.

The Council will be using its free to use e-tendering system (in-tend) for the administration of this SMT exercise and suppliers must register with the system to be able to download the SMT document and provide a response. If you wish to provide a response to this SMT exercise please click on the following link to access <https://in-tendhost.co.uk/birminghamcc/> and submit your details to register. You will then be sent details on how to log on which will enable you to download all relevant documentation.

The deadline for responses is 12:00hrs (noon) 21 September 2022 which should be returned via the 'in-tend' system <https://in-tendhost.co.uk/birminghamcc>

If you are unable to register with In-tend or have any questions or problems on how to use this website please email us at: [cps@birmingham.gov.uk](mailto:cps@birmingham.gov.uk).

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

4 November 2022

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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