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Planning

Private Sector Engagement to Support the Delivery of Housing within Edinburgh

The City of Edinburgh Council

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-030301

Procurement identifier (OCID): ocids-h6vhtk-02fdd4

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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

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

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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Private Sector Engagement to Support the Delivery of Housing within Edinburgh

Reference number

CT1006

II.1.2) Main CPV code

- 70331000 - Residential property services

II.1.3) Type of contract

Services

II.1.4) Short description

The City of Edinburgh Council has a commitment to deliver a programme to build at least 10,000 affordable homes by 2022 with a plan to build 20,000 by 2027. The Council is aiming to deliver 10,000 of the 20,000 commitment, increasing the provision of both social rent and mid-market rent homes across the city in partnership with Edinburgh Living. Edinburgh Living is the Council's mid-market rent housing vehicle, a Limited Liability Partnership (LLP) with Scottish Futures Trust (SFT).

The Council has made significant progress towards the commitment and has successfully delivered homes for both social rent and mid-market rent across a number of sites in the city already. The future pipeline is strong with around 2,000 homes at various stages of planning, design and construction including, but not limited to, Powderhall, Fountainbridge, Meadowbank and Granton Waterfront. The Council has also successfully engaged with the private sector on larger sites to develop sustainable communities on a mixed tenure approach, including homes for sale.

As a key deliverable to support the Council's affordable homes commitment, this Prior Information Notice (PIN) is being published to provide the market an opportunity to present proposals to the Council to support the acceleration of the Council led programme and to engage with private sector partners to bring forward land which is not owned by the Council.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70100000 - Real estate services with own property
- 70331000 - Residential property services

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The purpose of the PIN is to engage developers, investors and landowners to identify:

- Private sector partners who have land which the Council may be interested in purchasing, subject to capacity and financial viability;
- Private sector partners who have completed homes on sites (which are complete already or will be available for purchase on completion in the near future). These may be through section 75 agreements where Registered Social Landlord (RSLs) are not already engaged to deliver the affordable housing; or homes that may be suitable for mid-market and market rent over and above those being delivered on as part of any affordable housing requirement. Initial consideration and sifting of these proposals will be considered in relation to the high-level parameters in Appendix 1 which is available for download;
- Institutional investors and other delivery partners who can offer innovative models, including lease-based structures, which could deliver homes across a number of tenures. Again, Initial consideration and sifting of these proposals will be considered in relation to the high-level parameters in Appendix 1;

Our key aims in our engagement with private sectors are:

- To identify engagement and procurement models which are aimed at reducing complex procurement procedures through establishment of a streamlined and transparent procurement process such as a Dynamic Purchasing System which will ensure compliance with Procurement Regulations and offers the flexibility required to react to opportunities over a number of years.

- To maximise opportunities for open and transparent dialogue which will support the Council in accelerating its affordable homes programme
- To identify more immediate opportunities which can be delivered through land and property transactions
- To raise awareness and progress potential innovative solutions for accelerating delivery of affordable homes.

It is expected that following the PIN, a sourcing strategy will be devised which will be based on our assessment of market appetite; availability of suitable opportunities and the legal and procurement context in which the Council can engage ensuring transparency and equal opportunity.

Interested parties are asked to complete the questionnaire which is attached to this PIN with details of their proposals or other information for initial consideration and further discussion against the high-level parameters.

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

II.3) Estimated date of publication of contract notice

7 March 2022

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

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=676126.

(SC Ref:676126)