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Tender

Former Castlebrae High School Residential Scheme

The City of Edinburgh Council

F02: Contract notice

Notice identifier: 2025/S 000-034436

Procurement identifier (OCID): ocds-h6vhtk-049bcb

Published 23 June 2025, 2:49pm

The closing date and time has been changed to:

6 August 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

The City of Edinburgh Council

Waverley Court, 4 East Market Street

Edinburgh

EH8 8BG

Contact

Callum Ewan

Email

callum.ewan@edinburgh.gov.uk

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.3) Communication

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

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.publictendersscotland.publiccontractsscotland.gov.uk/>

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

Former Castlebrae High School Residential Scheme

Reference number

CT1504

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) is looking to develop a residential led scheme on the site of the former Castlebrae High School, located in the North East Locality, off Greendykes Road.

The site is approximately 4.36 hectares (10.77 acres) in size. The scheme has been developed to the end of RIBA Stage 2 with a preferred design identified.

This development opportunity seeks to deliver an energy efficient and sustainable development that supports the Council's aim of achieving net zero carbon by 2030.

II.1.5) Estimated total value

Value excluding VAT: £81,200,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45215210 - Construction work for subsidised residential accommodation

- 70111000 - Development of residential real estate
- 45215214 - Residential homes construction work
- 45000000 - Construction work
- 45200000 - Works for complete or part construction and civil engineering 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

II.2.3) Place of performance

NUTS codes

- UKM75 - Edinburgh, City of

II.2.4) Description of the procurement

The City of Edinburgh Council (the Council) is looking to develop a residential led scheme on the site of the former Castlebrae High School, located in the North East Locality, off Greendykes Road.

The site is approximately 4.36 hectares (10.77 acres) in size. The scheme has been developed to the end of RIBA Stage 2 with a preferred design identified. The current ambition for the site is to deliver 307 affordable and private for sale units. 144 social and 163 private for sale.

The scheme is currently at pre-planning stage 2. The successful Development Partner will have an opportunity to develop the scheme for planning to ensure they have an opportunity to feed into the detail of the development.

This development opportunity seeks to deliver an energy efficient and sustainable development that supports the Council's aim of achieving net zero carbon by 2030.

The Development Partner shall be engaged via a two-stage appointment:

- Pre-Development Period (Professional Services Appointment) from RIBA 2 through the planning and developed tender design.
- Development and Construction (Sale Agreement, Development Agreement and Construction Contract).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

36

This contract is subject to renewal

Yes

Description of renewals

The duration of the construction will be set by the complexity of the design and is only estimated within this contract notice.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 4

Objective criteria for choosing the limited number of candidates:

A two stage process shall be followed.

Stage 1 - Pre-Qualification via the SPD. The SPD asks tenderers general questions; when completing tenderers must consider statements in this Notice that detail specific requirements. Tenderers must

a) Pass the Minimum Standards in SPD Sections 2,3,4 and 5 in the PCS-T Qualification envelope. Statements for Section can be found in III.1.1, III.1.2, and III.1.3 of this Notice.

b) Complete the scored SPC Section 4C (Technical and Professional Ability) found in the PCS-T Technical Envelope. Statements for these questions can be found in Section III.1.3 of this Notice.

Section 4C will be scored as per the scoring methodology detailed below.

4 - Excellent - Response is completely relevant and excellent overall. The response is comprehensive, unambiguous and demonstrates a thorough understanding of the requirement and provides details of how the requirement will be met in full.

3 - Good - Response is relevant and good. The response is sufficiently detailed to demonstrate a good understanding and provides details on how the requirements will be fulfilled.

2 - Acceptable - Response is relevant and acceptable. The response addresses a broad understanding of the requirement but may lack details on how the requirement will be fulfilled in certain areas.

1 - Poor - Response is partially relevant but generally poor. The response addresses some elements of the requirement but contains insufficient/limited detail or explanation to demonstrate how the requirement will be fulfilled.

0 - Unacceptable - Nil or inadequate response. Fails to demonstrate an ability to meet the requirement.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Please note that it is the intention of the Council to enter into a two stage appointment with the successful bidder which results from this procurement exercise. However it should be noted that the initial appointment shall be the Stage One Pre-Development Agreement, which will establish the basis upon which Stage Two would be carried out.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

The Council will disqualify any Candidates who:

- Fail to comply with the requirements of the Public Contracts (Scotland) Regulations 2015;
- Fail to meet any of the mandatory criteria described in the SPD;
- Fail to provide a satisfactory response to any questions in the SPD or inadequately or incorrectly completes any question;
- Submit an SPD after the deadline; and
- Provide false or inaccurate information.

III.1.2) Economic and financial standing

List and brief description of selection criteria

- Part III: Section A, B, C & D - Economic operators may be excluded from this competition if they are in any of the situations referred to in regulation 58 of The Public Contracts (Scotland) Regulations 2015 (for above OJEU threshold)/8 and 9 of the Procurement (Scotland) Regulations 2016 (below OJEU threshold).
- Part IV: Selection criteria - B: Economic and Financial Standing – Question 4B.1 - Bidders are required to have a minimum “general” annual turnover of 170m GBP for the last two financial years.

Where a Bidder does not have an annual turnover of this value, the Council may exclude the Bidder from the competition or may apply discretion seeking supporting evidence to determine the Bidder’s suitability to proceed in the competition.

- Part IV: Selection criteria - B: Economic and Financial Standing – Question 4B.4 - Bidders will be required provide the following information in response to 4B.4:
 - Current ratio for Current Year: 1.20

- Current ratio for Prior Year: 1.20

The formula for calculating a Bidder's current ratio is current assets divided by current liabilities. The acceptable range for each financial ratio is greater than 1.20. Where a Bidders' current ratio is less than the acceptable value, the Council may exclude the Bidder from the competition or may apply discretion seeking supporting evidence to determine the Bidder's suitability to proceed in the competition.

- Part IV: Selection criteria - B: Economic and Financial Standing – Question 4B.5 - Bidders are required to hold, or commit to obtaining prior to the commencement of any subsequently awarded contract, the types and levels of insurance indicated below:
 - a. Employers (Compulsory) Liability Insurance - 10m GBP each and every claim
 - b. Public and Products Liability Insurance – 10m GBP each and every claim
 - c. Contractors All Risk – Contract Works insurance with a Limit per Contract of not less than the value of the works plus 15%
 - d. Professional Indemnity Insurance – 5m GBP in the aggregate

Where a Bidder does not hold or commit to obtaining the types and levels of insurance indicated, the Council will exclude the Bidder from the competition.

III.1.3) Technical and professional ability

List and brief description of selection criteria

Part IV: Selection Criteria - Technical and Professional Ability – Question 4C.1 –

Question 1 – Previous Delivery Experience – 40%

Please provide two case studies that demonstrate your organisation's experience of delivering projects of a similar size and complexity to the Former Castlebrae High School Residential Scheme. These case studies must be for projects completed within the last 10 years.

Please also provide the following details as part of both case studies:

- Customer details;
- Contract values – initial estimated value & turn out value; and
- Programme dates – initial programme & actual.

Please also provide a statement for each of the following items relative to one case study:

- A description of the works and/or services delivered;
- Details of the site complexities that were faced on the project and how these were managed and either mitigated or resolved;
- The construction methodologies used on the project;
- The quality control approaches;
- The quality management approach that was adopted and any software/tools used;
- The process followed for the management of aftercare and reporting of defects;
- The approach taken towards defects rectification;
- The approach taken to manage key sub-contractors;
- Details of the community benefits package that was delivered;
- What added value your organisation delivered through its involvement in the project; and
- Details of any lessons learned related to any of the bullet points noted above and how these have been implemented into future works.

Higher marks will be allocated to submissions which fully address all the points noted in turn and detail lessons learnt under each section. Tenderers should evidence experience of successful delivery of housing works of a similar size and complexity, which feature both private and affordable housing. Responses should demonstrate robust quality control, management and defects resolution. Added value should be aligned to the site objectives of the case study projects and these objectives made clear in the response.

Responses are limited to 8 pages (excluding images).

Question 2 – Previous Design Experience – 40%

Please provide a case study that demonstrates your organisation's experience of designing projects of a similar size, scale, and complexity to the Former Castlebrae High School Residential Scheme. This case study must be for a project completed within the last 10 years.

Please also provide the following details:

- Customer details;
- Contract values – initial estimated value & turn out value; and
- Programme dates – initial programme & actual.

Please also provide a statement for each of the following items:

- A description of the services delivered;
- A description of your design management approach which demonstrates high quality design taking account of affordability of the scheme as well as management and maintenance costs;
- Details of your approach to appointing the design team;
- The approach taken to manage the design team appropriately;
- Details of your approach to the landscape architecture, ensuring optimum use of space;
- Approach to designing well connected travel routes throughout the development;
- The approach taken to identifying risks and the management and mitigation of these;
- Details of your communication approach with the client;
- How community and other external stakeholder engagement was managed at the design stage; and
- What added value your organisation delivered through its involvement in the project.

Higher marks will be allocated to submissions which fully address all of the points noted in turn and evidence experience of successfully designing housing works of a similar size and complexity, which features both private and affordable housing. Tenderers should evidence robust management of the design team, the design process, communication, and engagement. Added value should be aligned to the site objectives of the case study projects and these objectives made clear in the response.

Responses are limited to 8 pages (excluding images).

Minimum level(s) of standards possibly required

Question 3 – Health and Safety & Site Security – 20%

Please provide a case study of a similar size, scale and complexity to the Former Castlebrae High School Residential Scheme which focuses on and demonstrates the competencies of your organisations with regards to health and safety and site security. The case study must be for projects completed within the last 10 years.

Please provide details of the personnel response for on-site health and safety and site security on the relevant case study. Please provide a CV for each of these individuals detailing their experience and qualifications in their respective fields.

Please also provide the following details as part of both case studies:

- Customer details;
- A description of the works and/or services delivered;
- Details of how health and safety was promoted on site and communicated to on-site workers;
- Details of any health and safety standards that were adopted;
- The approach taken to securing the site;
- Details of any security specific standards that were adopted;
- The specific measures that were put in place for liaising with key stakeholders and the local community on these issues and how you kept them up to date with site progress etc; and
- Any health and safety issues that arose, how they were addressed and lessons learnt.

Higher marks shall be allocated to responses which address the points noted in turn as well as demonstrate a culture of health and safety within your organisation as well as both successful and well considered site security arrangements.

Responses are limited to 6 pages (excluding images).

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-029812](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

23 July 2025

Local time

12:00pm

Changed to:

Date

6 August 2025

Local time

12:00pm

See the [change notice](#).

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

1 September 2025

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

The buyer is using PCS-Tender to conduct this PQQ exercise. The Project code is 29003. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2343>

A sub-contract clause has been included in this contract. For more information see:

<http://www.publiccontractsscotland.gov.uk/info/InfoCentre.aspx?ID=2363>

Community benefits are included in this requirement. For more information see: <https://www.gov.scot/policies/public-sector-procurement/community-benefits-in-procurement/>

A summary of the expected community benefits has been provided as follows:

The Council aims to maximise the social, economic and environmental benefits from its procurement (known as 'Community Benefits') by incorporating Community Benefit clauses within its contracts. These benefits are delivered by suppliers in addition to meeting the core requirements of the contract.

Types of community benefits which the Council would like to include within this contract may include, but are not limited to:

- targeted recruitment and training e.g. jobs, training, work experience, job shadowing opportunities, apprenticeships for young persons and unemployed individuals
- supported employment for people with disabilities or other disadvantaged groups
- promotion of job opportunities through local agencies
- training for existing workforce, particularly in relation to traditional skills such as stone masonry, leadwork and slating
- mentoring – suppliers offering support and guidance to local organisations and individuals
- suppliers using community venues and other community services
- promotion of certain supply chain subcontractors (Small to Medium Enterprises, enterprises, supported businesses, Third Sector Organisations);
- the staff of suppliers undertaking volunteering within communities;
- community enhancement - resources provided for community facilities (e.g. playgrounds, habitat enhancements, environmental improvements) and initiatives (e.g. energy efficiency);
- outreach and education opportunities within the community to those associated with or impacted by the types of service provided e.g. promoting careers in construction and trades or care and support to local schools;

- sponsorship of local organisations;
- community consultation, engagement and strengthening of community relations; and
- equal opportunities in terms of the supplier's staffing and access to services.

Further information on Community Benefits shall be communicated as part of Stage 2 – Tender Stage, however the successful Contractor will be expected to deliver Community Benefits as part of both the pre-development period and the construction period.

(SC Ref:796469)

VI.4) Procedures for review

VI.4.1) Review body

Edinburgh Sheriff Court

27 Chambers Street

Edinburgh

EH1 1LB

Country

United Kingdom