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Tender

Local Plan Viability Study - London Borough of Sutton

London Borough of Sutton

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-038004

Procurement identifier (OCID): ocds-h6vhtk-055aa1 ([view related notices](#))

Published 7 July 2025, 4:45pm

Scope

Description

The London Borough of Sutton is preparing a new Local Plan. The plan will feature revised planning policies and be supported by an objective and robust evidence base. A key part of the evidence base will be a whole-plan Viability Study, which will directly inform the Council's decisions on the effectiveness of draft strategic policies and site allocations across the borough.

The Authority wishes to commission consultants to undertake a whole-plan Viability Study, which will comprise robust assessment of development viability across a range of development site typologies which are expected to come forward over the local plan period. Analysis is expected to include an appraisal of the impacts on viability from key policy criteria targets, for example: affordable housing percentages, biodiversity net gain, and net zero carbon.

The analysis and conclusions from the whole-plan Viability Study will inform the new Sutton Local Plan, which will cover the period from 2024 to 2041. More specifically, the analysis and conclusions will directly inform the decisions on strategic policy criteria and choices for site allocations.

Please refer to the specification for full details

Total value (estimated)

- £45,000 excluding VAT
- £54,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 8 September 2025 to 7 September 2026
- Possible extension to 31 March 2027
- 1 year, 6 months, 24 days

Description of possible extension:

The Authority proposes to enter into a contract with the successful Tenderers ('Potential Supplier') for a duration of 12 months, with an option to extend for a further six months.

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services
- 73000000 - Research and development services and related consultancy services
- 79314000 - Feasibility study

Contract locations

- UK - United Kingdom

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

28 July 2025, 4:00pm

Tender submission deadline

4 August 2025, 12:00pm

Submission address and any special instructions

<https://www.londontenders.org/>

Tenders may be submitted electronically

Yes

Award criteria

The project is to prepare and finalise a whole-plan Viability Study to support the preparation of the new Sutton Local Plan. The scope of work is expected to cover the following :

Stage One: Initial Scoping

initial scoping, in conjunction with the Council, to identify the extent and nature of viability testing required of the Local Plan;

initial scoping, in conjunction with the Council, to agree how policy requirements, including affordable housing, biodiversity net gain, net zero carbon and other planning obligations and Community Infrastructure Levy payments (both Mayoral and Sutton), can be optimised by the Council:

to consider whether stakeholder involvement would benefit this commission.

Stage Two: Viability Testing

economic viability assessments of a range of development sites/typologies in different parts of the borough, likely to come forward in the plan period (2024 to 2041). The assessments should be locally appropriate, using Sutton-specific benchmark land values, development costs, sales values, yields etc. The assessments should consider the effect of the policies of the Local Plan as a whole, as agreed through the initial scoping work (consideration will include whether these sites should be indicative or specific sites or a combination of both).

Please refer to the specification for full details

Procedure

Procedure type

Below threshold - open competition

Contracting authority

London Borough of Sutton

- Public Procurement Organisation Number: PJMC-1445-VCVG

Civic Offices, St Nicholas Way

Sutton

SM1 1EA

United Kingdom

Email: commercial.procurement@sutton.gov.uk

Region: UKI63 - Merton, Kingston upon Thames and Sutton

Organisation type: Public authority - sub-central government