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Planning

Pre-Market Engagement: Swansea Council More Homes Development Programme – Potential Package Deal Opportunities

City & County of Swansea

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-038889

Procurement identifier (OCID): ocds-h6vhtk-04c1c6

Published 3 December 2024, 12:21pm

Section I: Contracting authority

I.1) Name and addresses

City & County of Swansea

Civic Centre

Swansea

SA1 3SN

Contact

James Beynon

Email

james.beynon@swansea.gov.uk

Telephone

+44 1792636000

Country

United Kingdom

NUTS code

UKL18 - Swansea

Internet address(es)

Main address

<http://www.swansea.gov.uk/dobusiness>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0254

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

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Pre-Market Engagement: Swansea Council More Homes Development Programme – Potential Package Deal Opportunities

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

Swansea Council is issuing this Prior Information Notice (PIN) as part of its More Homes Strategy, informing the market that it is interested in exploring the availability of package deals to deliver 100% affordable housing schemes. It is important to note that this PIN is not a call for competition or part of a selection questionnaire or selection process.

II.1.5) Estimated total value

Value excluding VAT: £9,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45220000 - Engineering works and construction works

II.2.3) Place of performance

NUTS codes

- UKL18 - Swansea

II.2.4) Description of the procurement

Swansea Council, as part of its More Homes Strategy is notifying the market that it is interested in exploring the availability of package deals that will deliver 100% affordable housing schemes. Future delivery of potential package deals will be subject to funding/grant availability and consideration will be given to schemes which meet the following criteria:

- Total scheme cost (including land cost)
- 100% affordable housing scheme for retention as Council owned stock.
- Previous experience of delivering package deals with other social housing providers in Wales
- Familiarity with WG technical scrutiny process and grant requirements
- Specification built to WQDR21 requirements as a minimum.
- Demand for affordable housing within the location of scheme offered
- A scheme providing between 10 and 40 units
- Schemes currently within the planning process and ability to commence construction within 2 years

The Council may contact interested parties following closure of the expression of interest period about how to proceed with these opportunities.

To this end, interested parties are invited to initially submit an expression of interest to the Council:

Rosie.Jackson@swansea.gov.uk no later than 16th January 2025 with the following information:

- 1) Name of your organisation and brief description of its background and experience.
- 2) Would you be interested in working with the Council on future development opportunities described above? If yes, please explain full detail of what you are able to provide in line with the criteria detailed above.
- 3) Please provide the contact details of a named person within the organisation should the Council wish to contact you to have a further discussion.
- 3) Any other comments or suggestions.

Additional Information:

Responses to this Prior Information Notice are understood by all parties to be purely informal and will not form part of any subsequent procurement process and is being used for market engagement and capacity only.

Not responding to this Prior Information Notice shall not prevent any economic operator from participating in any future procurement process.

II.2.14) Additional information

The publication of this Prior Information Notice does not signify the beginning of any formal procurement process and does not constitute a commitment by the Council or partners to undertake any future procurement process. The Council may withdraw or amend any information contained in this Prior Information Notice at anytime and without notice.

II.3) Estimated date of publication of contract notice

1 July 2025

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 Sell2Wales Web Site at

https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=146484.

(WA Ref:146484)