



Crown
Commercial
Service

REQUEST FOR INFORMATION
FOR
CCZZ16A37
EXTERNAL IMPACTS OF PREVIOUSLY DEVELOPED LAND
DEVELOPMENT
FOR
THE DEPARTMENT FOR COMMUNITIES AND LOCAL
GOVERNMENT



**Request for Information
CCZZ16A37 External Impacts of Previously
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1. REQUEST FOR INFORMATION (RFI) SCOPE

- 1.1 The Department for Communities and Local Government or ‘DCLG’ (here after referred to as “The Authority”) requires information relating to a potential procurement exercise to source research into valuing the external impacts of redeveloping on previously developed land (PDL) redevelopment. This RFI is being carried out in order to receive advice and suggestions on the methodology of the research and also to gauge the level of interest in the market for this project. It will help inform the drafting of a research specification.
- 1.2 Organisations are requested to provide written feedback on the points raised in this document, with particular focus on the themes in Section 4 – Information Required, submitting their responses via email to Niche@crowncommercial.gov.uk by 17:00 on 25th January 2017. Organisations are asked to advise if they would be interested in bidding for this opportunity as part of their response to the Request for Information. If Organisations are not interested, it is requested that a reason be submitted as this is valuable feedback for the Authority to consider.
- 1.3 The Authority has not specified a format for the detailed response as this can limit creativity and make it difficult to understand. Organisations are therefore freely available to present information in their desired format.

2. BACKGROUND TO THE AUTHORITY

- 2.1 The Authority is a ministerial department that’s key responsibilities are: housing, local government, and devolution and local growth. The Authority’s four strategic objectives in its Single Departmental Plan are to: drive up housing supply, increase home ownership, devolve powers and budgets to boost local growth in England, and finally to support strong communities with excellent public services.

3. BACKGROUND TO THE REQUIREMENT

- 3.1 Each proposal that requires government funding needs to develop an economic case as part of their Green Book compliant business case. Analysts within the Authority have been developing guidance on best practice when appraising proposals for government funding. The Authority’s newly published guidance on appraisal can be found via the following link - <https://www.gov.uk/government/publications/department-for-communities-and-local-government-appraisal-guide>. However, the Authority’s preferred approach to appraisal (the use of land value uplift) looks at valuing the private benefits of different land use policies. What is missing is the ability to value the external impacts of an intervention which can be just as important. During appraisal of the latest round of the Local Growth Fund, it was clear that the external impacts of developing on previously developed land was a key evidence gap in the Appraisal Guide. Therefore it has become a priority to fill this evidence gap so as to improve the appraisal of the Authority’s related policies.
- 3.2 The Authority would like to find the overall external impact on all nearby residents as measured by the willingness to pay for the development. The external impact is likely to include various amenity impacts such as:

- 3.2.1 The benefit from an improved landscape;



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- 3.2.2 Accessibility impacts;
 - 3.2.3 Recreational costs/benefits;
 - 3.2.4 A change in the sense of community;
 - 3.2.5 Reduction in noise pollution (where relevant); and
 - 3.2.6 Cultural heritage impacts in certain cases.
- 3.3 In addition, there could be localised health impacts in the form of improved air quality or reduced land contamination. The Authority envisages that phase 1 of the study would require consultants to do a rapid literature review to understand what evidence is already out there. The Authority would also want consultants to look into the prospects of valuing each of these components that make-up amenity and external health impacts before finalising what is feasible to monetise. The user output of this research should be a monetised value for amenity impacts and external health impacts that can be readily applied in the Authority's appraisal (i.e. a monetised value per hectare of brownfield development per year.)
- 3.4 The key output of the research will be an econometric model used to provide per hectare per year values for the external benefit of developing on PDL, split into four different land types. Crucially, these values should be additional to the private benefits of developing on PDL as measured by Land Value Uplift. These values will be used in the appraisal of future policies and will be added to the Authority's Appraisal Guidance. The Authority expects that there will be a need to produce two reports as an end product; 1) the main report will detail the results and explain the econometric model and methodologies used in the research and 2) a shorter annex that demonstrates how the results of the research can be practically applied to the appraisal of the Authority's policies. The main report should also include a brief introduction summarising the current state of the academic literature in this field, and providing a justification for their proposed methodology, and the typology of PDL used. There would also be a section detailing recommendations the consultants have for further research and any limitations of the research.
- 3.5 The purpose of this RFI is twofold. Firstly, the Authority would like to ensure that there will be a sufficient number of bids, when the proposal is put out to tender. Therefore, the Authority would like to receive assurances from the market, that the proposed research is plausible, gauge the interest of the market, and receive indicative cost estimates. Secondly, the Authority would like advice on the research methodology in order to inform the research specification.



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4. INFORMATION REQUIRED

4.1 The Authority invites Organisations to submit written feedback on the information shared within this document. In particular the Authority is seeking feedback on the following questions:

- 4.1.1 How would you develop a four item typology for previously developed land sites in a way that would be useful when appraising land use policies?
- 4.1.2 Would you use revealed preference methods or stated preference methods, in order to carry out this research, and could you explain why?
- 4.1.3 The Authority would like to measure how the external impacts of PDL redevelopment on nearby residents vary with distance from the PDL site. Is this feasible? Do you have any advice on how to do this?
- 4.1.4 Do you have any other advice on the ideal methodology that would be suitable for this type of study?
- 4.1.5 Are the proposed research outputs clear and deliverable?
- 4.1.6 What would be an indicative cost of this research and where might there be scope to be flexible when working within a constrained budget?
- 4.1.7 Does your organisation have experience of similar research projects? If so can you detail these?
- 4.1.8 Is there anything which you feel the Authority has overlooked and needs to be considered?
- 4.1.9 If this proceeds to procurement, would you be interested in tendering?
- 4.1.10 Is there anything further which you would like to add?

4.2 All information submitted by Organisations shall be kept for audit purposes for seven (7) years from the Deadline for submission of a RFI Response.

5. REQUEST FOR INFORMATION TIMETABLE

5.1 Please see the below for the RFI's timetable:

DATE	ACTIVITY
9 th January 2017	Publication of the Request for Information
9 th January 2017	Clarification period starts
17 th January 2017 17:00	Clarification period closes



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19 th January 2017 9:00	Deadline for the publication of responses to RFI Clarification questions
25 th January 2017 17:00	Deadline for submission of a RFI Response
25 th January 2017 - 1 st February 2017 17:00	Analysis of RFI responses
3 rd February 2017 17:00	Confirm next steps to RFI Respondents

6. CLARIFICATION PERIOD

- 6.1 Organisations may raise questions or seek clarification regarding any aspect of this Request for Information at any time prior to the Clarification Deadline. Questions must be submitted via email to Niche@crowcommercial.gov.uk before the deadline within section 5.
- 6.2 Crown Commercial Service will not enter into exclusive discussions regarding the requirements of this Request for Information with Organisations.
- 6.3 To ensure that all Organisations have equal access to information regarding this Request for Information, the Crown Commercial Service will publish all its responses to questions raised by Organisation's on an anonymous basis.
- 6.4 Responses will be published in a Questions and Answers document to all Organisations who have registered their interest.
- 6.5 At times, the Crown Commercial Service may issue communications via email from Niche@crowcommercial.gov.uk where a notification will be sent to the email address provided for the Request for Information contact. Organisations must therefore ensure that this mailbox is reviewed on a regular basis.

7. COSTS

- 7.1 The Authority will not reimburse any costs incurred by an Organisation (including the costs or expenses of any members of its Group of Economic Operators (if acting as a Lead Contact), Sub-Contractors or advisors) in connection with the preparation and/or submission of the Organization's Request for Information response, including (without limit) where:
 - 7.1.1 The Request for Information is cancelled, shortened or delayed for any reason (including, without limitation, where such action is necessary



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due to non-compliance or potential non-compliance with the law, including the Regulations);

7.1.2 All or any part of the Request for Information is at any time amended, clarified, added to or withdrawn for any reason;

7.1.3 The Organisation and/or its Respondent is disqualified from participation in this Request for Information for any reason, including breach of these Terms of Participation.

8. RIGHT TO CANCEL OR VARY THIS REQUEST FOR INFORMATION

8.1 The Authority reserves the right, subject to the rules set out in the Regulations, to:

8.1.1 Change the basis of or the procedures for this Request for Information at any time;

8.1.2 Amend, clarify, add to or withdraw all or any part of the Request for Information at any time, including varying any timetable or deadlines set out in the Request for Information; and:

8.1.3 Cancel all or part of this Request for Information at any stage and at any time.

9. RIGHT TO CONFIRM OR REQUEST UPDATED RFI INFORMATION

9.1 The Authority reserves the right to require Organisations to confirm that their Request for Information response remains accurate at all stages of the Request for Information process and/or to request updated Information.

9.2 The Authority also reserves the right to specify additional standards or requirements according to their particular requirements.

10. CONDUCT - SPECIFIC OBLIGATIONS

10.1 The Organisation must not directly or indirectly canvass any Minister, officer, public sector employee, member or agent regarding this Request for Information or attempt to obtain any information from the same regarding this Request for Information (except where and as permitted by the Request for Information). Any attempt by the Organisation to do so may result in the Organisation's disqualification from this Request for information.

11. NOTICES TO ORGANISATIONS

11.1 This Request for Information and any related documents referred to have been prepared by the Crown Commercial Service on behalf of the Authority for the pre-market test to gather information.

11.2 Whilst prepared in good faith, the Request for Information documents are intended only as a preliminary background explanation of the Authority's activities and plans.



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Therefore it isn't intended to form the basis of any decision on whether to enter into any contractual relationship with the Authority.

- 11.3 The Request for Information documents do not purport to be all inclusive or to contain all of the information that Organisation's may require.
- 11.4 Neither the Authority or its advisors, or the directors, officers, partners, employees, other staff, agents or advisers of any such body or person:
- 11.4.1 Makes any representation or warranty (express or implied) as to the accuracy, reasonableness or completeness of the Request for Information documents;
 - 11.4.2 Accepts any responsibility for the information contained in the Request for Information documents or for its fairness, accuracy or completeness; or
 - 11.4.3 Shall be liable for any loss or damage (other than in respect of fraudulent misrepresentation) arising as a result of reliance on such information or any subsequent communication.
- 11.5 Nothing in the Request for Information documents is, or should be, relied upon as a promissory or a representation as to the Authority's ultimate decisions in relation to the Request for Information

- 11.6 The publication of the Request for Information documents in no way commits the Authority to award any contract.

12. CONFIDENTIALITY

- 12.1 Subject to the exceptions referred to in paragraph 12.2, the contents of the request for information are being made available by the authority on the conditions that the organisation:
- 12.1.1 Treats the Request for Information as confidential at all times, unless the information is already in the public domain;
 - 12.1.2 Does not disclose, copy, reproduce, distribute or pass any of the Information to any other person at any time or allow any of these things to happen, except where, and to the extent that, the Information has been publicised in accordance with paragraph 13 (Freedom of Information);
 - 12.1.3 Only uses the Information for the purposes of preparing a Response (or deciding whether to respond); and
 - 12.1.4 Does not undertake any promotional or similar activity related to this Request for Information within any section of the media.



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- 12.2 An Organisation may disclose, distribute or pass any of the Information to its members of its Group of Economic Operators (if acting as a Lead Contact), Sub-Contractors, advisers or to any other person provided that:
- 12.2.1 This is done for the sole purpose of enabling the Organisation to submit its response and the person receiving the information undertakes in writing (such written undertaking to be made available to the Authority on the Authority's request) to keep the information confidential.
 - 12.2.2 It obtains the Authority's prior written consent in relation to such disclosure, distribution or passing of Information; or
 - 12.2.3 The disclosure is made for the sole purpose of obtaining legal advice from external lawyers in relation to this Request for Information;
 - 12.2.4 The Organisation is legally required to make such a disclosure; or
 - 12.2.5 The information has been published in accordance with paragraph 13 (Freedom of Information).
- 12.3 The Authority may disclose information submitted by Organisations during this Request for Information to its officers, employees, agents or advisers or other government departments who are stakeholders in this Request for Information.
- 12.4 All Central Government Departments and their Executive Agencies and Non Departmental Public Bodies are subject to control and reporting within Government. In particular, they report to the Cabinet Office and HM Treasury for all expenditure.
- 12.5 Further, the Cabinet Office has a cross Government role delivering overall Government Policy on public procurement – including ensuring value for money and related aspects of good procurement practice.
- 12.5.1 For these purposes, the Authority may disclose within HM Government any of the Organisation's documentation or information (including any that the Organisation considers to be confidential and / or commercially sensitive such as specific information in its response) submitted by the Organisation to the Authority during this Request for Information. Organisations taking part in this Request for Information consent to such disclosure as part of their participation in the Request for Information process.

13. FREEDOM OF INFORMATION

- 13.1 In accordance with the obligations and duties placed upon public authorities by the FoIA (Freedom of Information Act 2000) and the EIR (Environmental Information Regulations 2004) and in accordance with any Government Code of Practice on the discharge of public authorities' functions under the FoIA all information submitted to the Authority may be disclosed under a request for information made pursuant to the FoIA and the EIR.



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- 13.2 Organisations should note that the information disclosed pursuant to a FoIA or EIR request may include, but is not limited to, the disclosure of its Request for Information response (including any attachments or embedded documents).
- 13.3 If the Organisation considers any part of its Response or any other information it submits to be confident or commercially sensitive, the Organisations should:
- 13.3.1 Clearly identify such information as confidential or commercially sensitive;
 - 13.3.2 Explain the potential implications of disclosure of such information taking into account and specifically addressing the public interest test as set out in the FoIA; and
 - 13.3.3 Provide an estimate of the period of time during which it believes that such information will remain confidential or commercially sensitive.
- 13.4 If the Organisation identifies that part of its Response or other information it submits is confidential or commercially sensitive, the Authority in its sole discretion will consider whether or not to withhold such information from publication. Organisations should note that, even where information is identified as confidential or commercially sensitive, the Authority may be required to disclose such information in accordance with the FoIA or the EIR.
- 13.5 The Authority is required to form an independent judgement of whether the Organisation's information referred to in paragraph 13.4 is exempt from disclosure under the FoIA or the EIR and whether the public interest favours disclosure or not. The Authority cannot guarantee that any information indicated as being confidential or commercially sensitive by the Organisation will be withheld from publication.
- 13.6 If the Organisation receives a request for information under the FoIA or the EIR during and in relation to this Request for Information, it should be immediately referred to the Authority.

14. INTELLECTUAL PROPERTY RIGHTS

- 14.1 The Request for Information issued shall remain the property of the Authority and shall be used by the Organisation only for the purposes of this Request for Information.
- 14.2 The Organisation grants the Authority an irrevocable, perpetual, non-exclusive licence to copy, amend and reproduce any intellectual property contained within its Response for the purposes of carrying out this Request for Information; complying with the law and/or any government guidance; and/or carrying out the Authority's business activities. This licence shall also permit the Authority to sublicense the use of the Organisation's Response to its advisers or sub-contractors or other Contracting Bodies for the same purposes.



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15. NO INDUCEMENT OR INCENTIVE

15.1 The Organisation acknowledges and agrees that nothing contained within the Request for Information shall constitute an inducement or incentive nor shall have in any other way persuaded an Organisation to submit a Response or enter into any other contractual agreement.

16. LAW AND JURISDICTION

16.1 Any dispute (including non-contractual disputes or claims) relating to this Request for Information shall be governed by and construed in accordance with the laws of England and Wales.

16.2 The courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim that arises out of or in connection with this Request for Information (including non-contractual disputes or claims).

17. CONTACT INFORMATION

Procurement Lead	
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