

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/000412-2024>

Tender

## **DPS - Development Contractors**

Aspire Housing Limited

F02: Contract notice

Notice identifier: 2024/S 000-000412

Procurement identifier (OCID): ocds-h6vhtk-042b26

Published 5 January 2024, 4:28pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Aspire Housing Limited

Kingsley, The Brampton

Newcastle under Lyme

ST5 0QW

#### **Contact**

Gary Stephens

#### **Email**

[admin@gbsprocure.com](mailto:admin@gbsprocure.com)

#### **Country**

United Kingdom

#### **NUTS code**

UKG24 - Staffordshire CC

**Internet address(es)**

Main address

[www.aspirehousing.co.uk](http://www.aspirehousing.co.uk)

**I.3) Communication**

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

<https://in-tendhost.co.uk/aspirehousing.aspx/Home>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://in-tendhost.co.uk/aspirehousing.aspx/Home>

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Housing and community amenities

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

DPS - Development Contractors

Reference number

ID340

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

This is a Dynamic Purchasing System (DPS) for the procurement of Development Contractors. Durata Developments Limited (Company number 11256769) (part of Aspire) is seeking to procure a panel of Development Contractors to support them in delivering their development programme. Contractors that meet the criteria will be appointed to this Dynamic Purchasing System (DPS) and may subsequently be invited to bid for work by Durata (including Aspire). This procurement exercise is inviting applications from all interested contractors who meet the criteria set out in the tender documents.

#### **II.1.5) Estimated total value**

Value excluding VAT: £200,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for all lots

### **II.2) Description**

#### **II.2.1) Title**

1. Contractors - Up to £5m

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45000000 - Construction work

### **II.2.3) Place of performance**

NUTS codes

- UKG24 - Staffordshire CC
- UKD6 - Cheshire

### **II.2.4) Description of the procurement**

Durata Developments Limited (part of Aspire) is seeking to recruit suitably qualified and experienced construction partners to this Dynamic Purchasing System (DPS). Contractors are sought who can undertake development projects comprising demolition, new build and/or regeneration. The scope of projects may vary and may include elements of conversion and refurbishment works up to £5m. Projects typically include:• Development of smaller Residential Developments (Typically 3 to 30 Properties)• Small apartment buildings• Small commercial buildings• Re-development of Garage sitesAll projects awarded under this Lot will be subject to further competition. In particular Aspire is keen on local developers who can support our social value objectives.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

120

This contract is subject to renewal

No

### **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) Description**

### **II.2.1) Title**

2. Contractors - Over £5m

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

### **II.2.3) Place of performance**

NUTS codes

- UKG24 - Staffordshire CC
- UKD6 - Cheshire

Main site or place of performance

All contract area in which Aspire Housing operates including Stoke-On-Trent, Newcastle-Under-Lyme and Cheshire

### **II.2.4) Description of the procurement**

Durata Developments Limited (part of Aspire) is seeking to recruit suitably qualified and experienced construction partners to this Dynamic Purchasing System (DPS). Contractors are sought who can undertake development projects comprising demolition, new build and/or regeneration. The scope of projects may vary and may include elements of conversion and refurbishment works over £5m. Projects typically include:• Residential Development – typically over 30 properties• Redevelopment of larger sites• Construction of other building types in isolation or as part of mixed-use developments• Renovation/refurbishment and conversion (including heritage buildings)All projects

awarded under this Lot will be subject to further competition

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

120

This contract is subject to renewal

No

#### **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) Description**

#### **II.2.1) Title**

3. Minor Works - up to £250k

Lot No

3

#### **II.2.2) Additional CPV code(s)**

- 45210000 - Building construction work

#### **II.2.3) Place of performance**

NUTS codes

- UKG24 - Staffordshire CC
- UKD6 - Cheshire

Main site or place of performance

All contract area in which Aspire Housing operates including Stoke-On-Trent, Newcastle-Under-Lyme and Cheshire

#### **II.2.4) Description of the procurement**

Durata Developments Limited (part of Aspire) is seeking contractors to undertake minor works projects, typically small or relatively simple construction or maintenance tasks on newly constructed buildings. The purpose of these minor works is to address any finishing touches, deficiencies, or small adjustments needed to ensure the property is in optimal condition and meets the intended specifications. Services include (but are not limited to):• Painting and Decorating• Fixing minor defects• Installing fixtures and fittings• Landscaping and outdoor improvements• Cleaning and final inspections• Touch-up and snagging• Passive Fire Protection Works

#### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

120

This contract is subject to renewal

No

#### **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) Description**

### **II.2.1) Title**

4. Section 111 & 278 Technical Approval

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45230000 - Construction work for pipelines, communication and power lines, for highways, roads, airfields and railways; flatwork
- 45233000 - Construction, foundation and surface works for highways, roads
- 45233100 - Construction work for highways, roads

### **II.2.3) Place of performance**

NUTS codes

- UKG24 - Staffordshire CC
- UKD6 - Cheshire

Main site or place of performance

All contract area in which Aspire Housing operates including Stoke-On-Trent, Newcastle-Under-Lyme and Cheshire

### **II.2.4) Description of the procurement**

Durata Developments Limited (part of Aspire) is seeking contractors to undertake works required to receive Highways technical approval for either a section 111 or s278. Once Durata have full planning permission consultants are required to work up a detailed design in line with the highways design guide, these will include (but not limited to):• General Arrangement• Site Clearance• Fencing• Drainage• Earthworks• Pavement Spec• Longitudinal Sections• Cross Sections• Kerbs, Footways, Cycleways, & Paved Areas• Traffic Signs (design and spec)• Road Markings• Standard Details• Stage 2 Road safety Audit • Location of services and depths • Provision of trial holes and slit trenches



### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

120

This contract is subject to renewal

No

### **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

---

## **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

Please see the Procurement documents which are available from the Intend website

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

Please see the Procurement documents

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the setting up of a dynamic purchasing system

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

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

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

Date

9 February 2024

Local time

4:07pm

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

English

---

## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Royal Courts of Justice

The Strand

London

WC2 2LL

Country

United Kingdom

Internet address

<https://www.find-court-tribunal.service.gov.uk/courts/royal-courts-of-justice>

#### **VI.4.2) Body responsible for mediation procedures**

The Royal Courts of Justice

The Strand

London

WC2 2LL

Country

United Kingdom

Internet address

<https://www.find-court-tribunal.service.gov.uk/courts/royal-courts-of-justice>

