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Tender

Procurement of a Joint Venture partner to undertake the development of Turweston Road, Brackley

Catalyst Housing Limited

F02: Contract notice

Notice identifier: 2022/S 000-001238

Procurement identifier (OCID): ocds-h6vhtk-030b6f

Published 14 January 2022, 6:15pm

Section I: Contracting authority

I.1) Name and addresses

Catalyst Housing Limited

Ealing Gateway, 26 - 30 Uxbridge Road

London

W5 2AU

Contact

Rupert Burstein

Email

rupert.burstein@arcadis.com

Telephone

+44 2088323116

Country

United Kingdom

NUTS code

UKI - London

National registration number

06345572

Internet address(es)

Main address

<https://www.chg.org.uk/>

Buyer's address

<https://catalyst.delta-esourcing.com/>

I.3) Communication

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Construction-work./2UJQ6D538P>

Additional information can be obtained from the above-mentioned address

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

I.4) Type of the contracting authority

Other type

Housing Association

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Procurement of a Joint Venture partner to undertake the development of Turweston Road, Brackley

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Catalyst Housing Limited (CHL) is the owner of development land at Turweston Road, Brackley with detailed consent for 350 residential units and is now seeking to appoint a private sector developer partner to form a corporate LLP joint venture (JV) vehicle on a 50:50 basis to develop Turweston Road. Selection of a JV partner will be undertaken under the Lean Competitive Dialogue Procedure.

Bringing investment and expertise across the development process, the JV partner will work in JV with CHL to optimise post planning design, undertake phased construction of the resulting scheme and market and sell the private sale units delivered. All intermediate and affordable units delivered will be acquired from the JV by CHL at an appropriate market rate.

In terms of the best partner therefore, while JV experience is valuable, key is the ability to bring expertise to bear to maximise commercial returns through delivery of an optimised scheme.

II.1.5) Estimated total value

Value excluding VAT: £90,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70110000 - Development services of real estate

II.2.3) Place of performance

NUTS codes

- UKF24 - West Northamptonshire
- UKJ14 - Oxfordshire

Main site or place of performance

West Northamptonshire, Oxfordshire

II.2.4) Description of the procurement

Catalyst Housing Limited (CHL) is the owner of development land at Turweston Road, Brackley with detailed consent for 350 residential units.

CHL is a leading London-based affordable housing provider, developer and member of the G15 group of London's largest and most influential housing associations. CHL owns and manages over 34,000 homes and is landlord to over 70,000 residents across London and the South-East.

CHL is now seeking to appoint a private sector developer partner to form a corporate LLP joint venture (JV) vehicle on a 50:50 basis to develop Turweston Road. Selection of a JV partner will be undertaken under the Lean Competitive Dialogue Procedure.

Bringing investment and expertise across the development process, the JV partner will work in JV with CHL to optimise post planning design, undertake phased construction of the resulting scheme and market and sell the private sale units delivered. All intermediate and affordable units delivered will be acquired from the JV by CHL at an appropriate market rate.

In terms of the best partner therefore, while JV experience is valuable, key is the ability to bring expertise to bear to maximise commercial returns through delivery of an optimised scheme.

More information about the opportunity is set out in the Memorandum of Information included with the procurement documents on the Portal.

II.2.5) Award criteria

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

documents

II.2.6) Estimated value

Value excluding VAT: £90,000,000

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

Duration in months

60

This contract is subject to renewal

No

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

Envisaged number of candidates: 3

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

As stated in the procurement documents

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

Under this contract the contractor and its supply chain will be required to actively participate in the achievement of social and/or other environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly the contract performance conditions may relate in particular to social and environmental considerations.

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 dialogue

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

Date

14 February 2022

Local time

6:00pm

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

18 March 2022

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.3) Additional information

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://catalyst.delta-esourcing.com/tenders/UK-UK-London:-Construction-work./2UJQ6D538P>

To respond to this opportunity, please click here:

<https://catalyst.delta-esourcing.com/respond/2UJQ6D538P>

GO Reference: GO-2022114-PRO-19501400

VI.4) Procedures for review

VI.4.1) Review body

Higher Court of England & Wales

Royal Court of Justice, Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Higher Court of England & Wales

Royal Court of Justice, Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a standstill period following the award of the contract and will conduct itself in accordance with the Public Contracts Regulations 2015.

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

, 70 Whitehall

London

SW1A 2AS

Country

United Kingdom