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Contract

## **Strategic Property Development Partner**

Warwickshire County Council

F25: Concession award notice

Notice identifier: 2023/S 000-002194

Procurement identifier (OCID): ocds-h6vhtk-029d2a

Published 24 January 2023, 4:04pm

### **Section I: Contracting authority/entity**

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

Warwickshire County Council

Shire Hall, Market Square

WARWICK

CV344RL

#### **Email**

[procurement@warwickshire.gov.uk](mailto:procurement@warwickshire.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKG13 - Warwickshire

#### **Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[www.warwickshire.gov.uk](http://www.warwickshire.gov.uk)

Buyer's address

[www.warwickshire.gov.uk/procurement](http://www.warwickshire.gov.uk/procurement)

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

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

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

**II.1.1) Title**

Strategic Property Development Partner

**II.1.2) Main CPV code**

- 45211360 - Urban development construction work

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

Warwickshire County Council ("the Council") and its wholly owned property company Warwickshire Property & Development Company ("WPDC") are seeking a strategic property development partner to fund, develop and undertake sales

activity across a programme of schemes primarily throughout Warwickshire via a 50:50 joint venture ("JV") arrangement.

The Council is proposing 6 sites from its landholdings portfolio to be committed to the JV from the outset. These sites have the potential to deliver circa 2,000 residential units and associated commercial development. In addition there will be the potential for the Council to offer additional sites to the JV from its significant portfolio. The JV could also purchase its own sites from a third party or the JV partner could offer sites to the JV.

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

Value excluding VAT: £2,500,000,000

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

This concession is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £2,500,000,000

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

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

- 45200000 - Works for complete or part construction and civil engineering work
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services
- 79418000 - Procurement consultancy services
- 79419000 - Evaluation consultancy services

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

NUTS codes

- UKG - West Midlands (England)

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

Warwickshire County Council ("the Council") and its wholly owned property company Warwickshire Property & Development Company ("WPDC") are seeking a strategic property development partner to fund, develop and undertake sales

activity across a programme of schemes primarily throughout Warwickshire via a 50:50 joint venture ("JV") arrangement.

The Council is proposing 6 sites from its landholdings portfolio to be committed to the JV from the outset. These sites have the potential to deliver circa 2,000 residential units and associated commercial development. In addition there will be the potential for the Council to offer additional sites to the JV from its significant portfolio. The JV could also purchase its own sites from a third party or the JV partner could offer sites to the JV.

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

Concession is awarded on the basis of the criteria described below:

- Criterion: Overall financial offer
- Criterion: Legal
- Criterion: Assumptions
- Criterion: Partnership Approach
- Criterion: Scheme Masterplanning 1
- Criterion: Scheme Masterplanning 3
- Criterion: Funding Proposal
- Criterion: Programme
- Criterion: Development Management Fee
- Criterion: Skills & Capabilities
- Criterion: Scheme Masterplanning 2
- Criterion: Social Value
- Criterion: Climate Change

### **II.2.7) Duration of the concession**

Duration in months

300

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## **Section IV. Procedure**

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

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

Award procedure with prior publication of a concession notice

#### **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.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-005561](#)

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## **Section V. Award of concession**

A concession/lot is awarded: Yes

### **V.2) Award of concession**

#### **V.2.1) Date of concession award decision**

15 December 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 12

The concession has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the concessionaire**

Countryside Properties (UK) Ltd

Brentwood

Country

United Kingdom

NUTS code

- UKH - East of England

Companies House

00614864

The concessionaire is an SME

No

#### **V.2.4) Information on value of concession and main financing terms (excluding VAT)**

Total value of the concession/lot: £2,500,000,000

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## **Section VI. Complementary information**

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

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

Royal Courts of Justice

London

Country

United Kingdom