This is a published notice on the Find a Tender service: <a href="https://www.find-tender.service.gov.uk/Notice/002194-2023">https://www.find-tender.service.gov.uk/Notice/002194-2023</a>

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

### 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

Buyer's address

www.warwickshire.gov.uk/procurement

## I.4) Type of the contracting authority

Regional or local authority

### I.5) Main activity

General public services

## **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

## 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: <u>2021/S 000-005561</u>

## 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

# Section VI. Complementary information

# VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

Country

United Kingdom