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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

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

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