

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/002265-2022>

Tender

## **White Oak Residential - Architect and Principal Designer**

Sevenoaks District Council

F02: Contract notice

Notice identifier: 2022/S 000-002265

Procurement identifier (OCID): ocids-h6vhtk-030f72

Published 26 January 2022, 10:15am

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

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

Sevenoaks District Council

Council Offices, Argyle Road

Sevenoaks, Kent

TN13 1HG

#### **Email**

[jessica.bolsin@sevenoaks.gov.uk](mailto:jessica.bolsin@sevenoaks.gov.uk)

#### **Telephone**

+44 1732227017

#### **Country**

United Kingdom

#### **NUTS code**

UKJ4 - Kent

**Internet address(es)**

Main address

<http://www.sevenoaks.gov.uk>

Buyer's address

[https://www.mytenders.co.uk/search/Search\\_AuthProfile.aspx?ID=AA4061](https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA4061)

**I.3) Communication**

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

**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**

White Oak Residential - Architect and Principal Designer

Reference number

C-01-22

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

- 71200000 - Architectural and related services

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

Services

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

Sevenoaks District Council is seeking to appoint an Architect to bring forward a new residential development on the site of the old White Oak Leisure Centre car park.

The Architect and Principal Designer will be the lead designer and will be required to be the project lead of the wider consultant team.

The site has previously received outline planning permission for a residential quarter of up to 41 new dwellings. A feasibility study has since been undertaken which has explored options to provide 81 dwellings of 1,2 3 and 4 bed flats along with 11 two-storey town houses. This option was selected from a viability and planning perspective.

The appointment of the Architect and Principal Designer will be for RIBA work stages 2 to 7. SDC will issue instructions to proceed on a staged basis as it wishes to reserve the right to break the commission at the conclusion of each stage.

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

Value excluding VAT: £490,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 71200000 - Architectural and related services

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

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Former White Oak Leisure Centre, Hilda May Avenue, Swanley BR8 7BT

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

Sevenoaks District Council is seeking to appoint an Architect to bring forward a new residential development on the site of the old White Oak Leisure Centre car park.

The Architect and Principal Designer will be the lead designer and will be required to be the project lead of the wider consultant team.

The site has previously received outline planning permission for a residential quarter of up to 41 new dwellings. A feasibility study has since been undertaken which has explored options to provide 81 dwellings of 1,2 3 and 4 bed flats along with 11 two-storey town houses. This option was selected from a viability and planning perspective.

The appointment of the Architect and Principal Designer will be for RIBA work stages 2 to 7. SDC will issue instructions to proceed on a staged basis as it wishes to reserve the right to break the commission at the conclusion of each stage.

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

Quality criterion - Name: Understanding of and ability to meet the client's brief / Weighting: 12

Quality criterion - Name: Staff employed / Weighting: 9

Quality criterion - Name: Deployment of resources / Weighting: 3

Quality criterion - Name: Innovation and flair and quality assurance / Weighting: 6

Quality criterion - Name: Previous relevant experience and case studies / Weighting: 15

Quality criterion - Name: Approach and method / Weighting: 15

Price - Weighting: 40

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

Duration in months

36

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.1.2) 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.2.3) 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**

Open procedure

#### **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

25 February 2022

Local time

12:00pm

#### **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**

Tender must be valid until: 26 May 2022

#### **IV.2.7) Conditions for opening of tenders**

Date

25 February 2022

Local time

1:00pm

Place

Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG

Information about authorised persons and opening procedure

Electronically in accordance with the Council's constitution in the presence of the Chief Officer or their delegate.

---

## **Section VI. Complementary information**

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

This is a recurrent procurement: No

### **VI.3) Additional information**

Further information is available in the procurement documents.

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

[https://www.mytenders.co.uk/Search/Search\\_Switch.aspx?ID=225184](https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=225184).

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at

[https://www.mytenders.co.uk/sitehelp/help\\_guides.aspx](https://www.mytenders.co.uk/sitehelp/help_guides.aspx).

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

(MT Ref:225184)

Download the ESPD document here:

[https://www.mytenders.co.uk/ESPD/ESPD\\_Download.aspx?id=225184](https://www.mytenders.co.uk/ESPD/ESPD_Download.aspx?id=225184)

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

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

Public Procurement Review Service

Cabinet Office

London

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>