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Contract

Development of former Swimming Pool Site, Sansome Walk , Worcester

Worcester City Council

F03: Contract award notice

Notice identifier: 2021/S 000-003066

Procurement identifier (OCID): ocds-h6vhtk-029361

Published 16 February 2021, 8:15am

Section I: Contracting authority

I.1) Name and addresses

Worcester City Council

The Guildhall, High Street

Worcester

WR1 2EY

Email

procurement@worcester.gov.uk

Country

United Kingdom

NUTS code

UKG12 - Worcestershire

Internet address(es)

Main address

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

Buyer's address

<http://www.worcester.gov.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

Development of former Swimming Pool Site, Sansome Walk , Worcester

Reference number

DN485152

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

Worcester City Council are bringing to the market an excellent opportunity for prime

residential development in the heart of Worcester City Centre and are looking for a developer partner to deliver an early redevelopment of the site for a high quality residential scheme.

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £10,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKG12 - Worcestershire

II.2.4) Description of the procurement

Worcester City Council are bringing to the market an excellent opportunity for prime residential development in the heart of Worcester City Centre and are looking for a developer partner to deliver an early redevelopment of the site for a high quality residential scheme.

The whole of the site is in the Council's freehold ownership and extends to approx 0.9ha comprising of the former public swimming pool and car park at Sansome Walk (the "Site") which closed at the end of December 2016 following relocation to a new swimming pool and leisure centre at Perdiswell.

The Site is therefore now surplus to requirements and the Council are looking to appoint a developer who submits an attractive and deliverable proposal and who is committed to working with the Council in a true partnership style to manage risk and reward and whose proposed scheme is sensitive to the location of the Site and the community's interest in it.

The Council expects this scheme to achieve a balanced delivery of a number of objectives around social housing, sustainability and quality design. The Council also expects a financial return from the development.

The site is currently vacant and is allocated for residential development in the South Worcestershire Development Plan (SWDP). The Council wish to ensure that the

development fulfils the Site's potential for sustainable town centre housing.

The Council is procuring the demolition of the existing buildings on the Site at its own cost with some grant assistance from the One Public Estate Land Release Fund. Site investigations have shown that some ground remediation will be necessary to deal with buried asbestos containing materials (ACMs) and other contamination. A remediation strategy ("Remediation Strategy") has been prepared and the Site is being offered on a "cleared and clean" basis.

Please see the full set of Procurement documents for further information.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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: [2020/S 135-333686](#)

Section V. Award of contract

Contract No

DN485152

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 February 2021

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

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

V.2.3) Name and address of the contractor

Sanctuary Housing Association

Chamber Court, Castle Street

Worcester

WR1 3ZQ

Country

United Kingdom

NUTS code

- UKG12 - Worcestershire

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £10,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom