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Contract

Invitation to Tender for a Development Opportunity in Warwick District - The land north of Gallows Hill, CV34 6SJ

Warwick District Council

F03: Contract award notice

Notice identifier: 2022/S 000-004273

Procurement identifier (OCID): ocds-h6vhtk-02e19b

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Section I: Contracting authority

I.1) Name and addresses

Warwick District Council

Riverside House

LEAMINGTON SPA

CV325HZ

Contact

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Email

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Telephone

+44 1926456232

Country

United Kingdom

NUTS code

UKG13 - Warwickshire

Internet address(es)

Main address

<https://www.csw-jets.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

Invitation to Tender for a Development Opportunity in Warwick District - The land north of Gallows Hill, CV34 6SJ

II.1.2) Main CPV code

- 45111291 - Site-development work

II.1.3) Type of contract

Works

II.1.4) Short description

A substantial development opportunity was available in Warwick District, for which Warwick District Council was seeking to appoint a developer; both in regard to the provision of a new community stadium and other commercial opportunities. The site holds a central location close to key local employers and a number of local schools, which will include two new schools (one primary and one alternative provision) being delivered by Warwickshire County Council and the Department for Education, at the north side of the site.

The scope of the contract was to appoint a development partner to deliver the construction of the community stadium, and additional appropriate development on the stadium site and associated development land and buildings

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKG13 - Warwickshire

II.2.4) Description of the procurement

The procurement used the Competitive Dialogue procedure to identify a feasible development proposal for the sites identified within the tender and consequently source the most suitable solution for the Council.

Bidders were invited to complete and submit a PAS 91 SSE document which was evaluated to generate a shortlist of potential bidders to invite to tender. Bidders will be considered successful if they meet all of the requirements of the SSQ and receive a score above 60. Shortlisted bidders were invited to submit initial tenders and then progress into Competitive Dialogue discussions.

The 'Estimated Contract value' provided in the contract notice was a maximum total value available to bidders towards the project. It is made up of a maximum cash budget of £1m and a potential land transfer value of an estimated £5.3m.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2021/S 000-023080](#)

Section V. Award of contract

A contract/lot is awarded: No

V.1) Information on non-award

The contract/lot is not awarded

Other reasons (discontinuation of procedure)

Section VI. Complementary information

VI.3) Additional information

Due to the initial proposals submitted it was identified that the project would not be financially feasible within the parameters stated within the ITT.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom