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Tender

20 087 Housing Development Framework

Cheshire East Borough Council

F02: Contract notice

Notice identifier: 2021/S 000-004951

Procurement identifier (OCID): ocds-h6vhtk-029ac8

Published 11 March 2021, 2:20pm

Section I: Contracting authority

I.1) Name and addresses

Cheshire East Borough Council

Westfields, Middlewich Road

Sandbach

CW11 1HZ

Contact

Mrs Victoria Adjekum

Email

Victoria.adjekum@cheshireeast.gov.uk

Telephone

+44 1270686440

Country

United Kingdom

NUTS code

UKD62 - Cheshire East

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

www.the-chest.org.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.the-chest.org.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

20 087 Housing Development Framework

Reference number

DN514177

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council has received authority to set up a Housing Development Framework to assist in the delivery and management of a range of housing types across the borough. This tender process seeks to identify and select 8 housing developers/providers who will have the opportunity to engage in mini-competitions to develop housing schemes on Council-owned land assets.

The Framework intends to intervene in the market where there is unmet need for particular types of accommodation. This can include a range of provision including open market sale, private rented, affordable tenures, older persons accommodation and specialist need such as extra care housing.

Site usage will be determined by the Council and will take into consideration a range of indicators including existing stock, consented developments and Council strategies which aim to encourage strong mixed communities and suitable accommodations options for residents across Cheshire East.

The total value of the Housing Development Framework ("the Framework") will be in the range region of 80 000 000 to 100 000 000GBP.

The values given in this notice are only estimations indicative only and are based on the estimated gross development value for both the initial 3 year contract period and extension option of up to a further 12 months. The Authority has based its estimations on bringing forward a number of sites or potential sites during the course of the total 4 year

Framework period but the Authority does not give any guarantee that all of those sites will be brought forward during the term of the Framework, given that further approvals will be required to dispose of the sites or that this Framework will be the only mechanism by which the Authority chooses to dispose of the sites.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services

II.2.3) Place of performance

NUTS codes

- UKD62 - Cheshire East

II.2.4) Description of the procurement

The ambition of the Housing Development Framework is to enable the delivery of a suite of different housing types. The Local Plan Strategy 2010-2030 provides the full, objectively assessed housing needs for the borough to support economic growth and outlines how to meet those housing needs. The Local Plan Strategy identified a need for 36,000 new homes to be built over the plan period between 2010 and 2030, and included a wide range of dwellings to be provided across the whole borough, but the majority focus was placed in the Principal Towns of Cheshire East (Crewe and Macclesfield), as well as the Key Service Centres and Local Service Centres.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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: Yes

Description of options

option to extend by 1 x 12 months

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

This procurement exercise will be conducted on Cheshire East Borough Council's electronic contract and tender management system at the www.the-chest.org.uk. Organisations wishing to be considered for this contract must register their expression of interest and provide additional required information through the contract and tender management system. Expressions of interest must be by way of completion and return of the invitation to tender ('ITT') (in accordance with the requirements set out in the ITT) by the date and time specified in Section IV.2.2).

If you have any technical problems with the contract and tender management system please contact the help-desk on: ProcontractSuppliers@proactis.com or 03300050352. In order to participate, providers must register, complete and upload completed documentation and submit this via the Chest at the link provided in this notice. The project reference on The Chest is DN514177. The values given in this notice are only estimations — the Council gives no guarantee or warranty or makes any representation as to the accuracy of any indicative values. Contract for the duration of 36 months with the option to extend by a further 12 months.

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.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 8

In the case of framework agreements, provide justification for any duration exceeding 4 years:

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

10 May 2021

Local time

2:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

10 May 2021

Local time

2:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulation 86 (Notices of decisions to award a contract), Regulation 87 (Standstill Period) and Regulations 91 (Enforcement of duties through the Court) of the Public Contracts Regulations 2015 (as amended).

Cheshire East Borough Council will incorporate a standstill period at the point information on the award of the contract is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days provides time for unsuccessful tenderers to review and scrutinise the award decision before the contract is entered into.