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Tender

## **Strategic Property Development Partner**

Warwickshire County Council

F24: Concession notice

Notice identifier: 2021/S 000-005561

Procurement identifier (OCID): ocds-h6vhtk-029d2a

Published 18 March 2021, 6:00pm

### **Section I: Contracting authority/entity**

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

Warwickshire County Council

Shire Hall, Market Square

WARWICK

CV344SA

#### **Email**

[procurement@warwickshire.gov.uk](mailto:procurement@warwickshire.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKG13 - Warwickshire

#### **Internet address(es)**

Main address

[www.warwickshire.gov.uk](http://www.warwickshire.gov.uk)

Buyer's address

[www.warwickshire.gov.uk/procurement](http://www.warwickshire.gov.uk/procurement)

### **I.3) Communication**

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

[www.csw-jets.co.uk](http://www.csw-jets.co.uk)

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

[www.csw-jets.co.uk](http://www.csw-jets.co.uk)

### **I.4) Type of the contracting authority**

Regional or local authority

### **I.5) Main activity**

General public services

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## **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.

Further information and details about the scope of the procurement are set out in the broader procurement suite including appendices which are made available via the link in I.3) (above)

#### **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.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

- UKG13 - Warwickshire

Main site or place of performance

The opportunity is focused on development within Warwickshire but may include ancillary development in surrounding areas.

#### **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.

Further information and details about the scope of the procurement are set out in the broader procurement suite including appendices which are made available via the link in I.3) (above)

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

Concession is awarded on the basis of the criteria stated in the procurement documents

#### **II.2.6) Estimated value**

Value excluding VAT: £2,500,000,000

#### **II.2.7) Duration of the concession**

Duration in months

360

#### **II.2.14) Additional information**

The estimated values in II.1.5 and II.2.6 represents the potential value of the development and services. However, potential returns will depend on many commercial factors including (but not limited to) the performance of the developer and market conditions. Bidders should therefore seek independent legal and commercial advice in relation to the potential value of the opportunity.

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## **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 concession**

#### **III.2.2) Concession performance conditions**

The partner may be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply-chain initiatives. Accordingly contract performance conditions may relate to social and environmental considerations.

#### **III.2.3) Information about staff responsible for the performance of the concession**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the concession

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## **Section IV. Procedure**

### **IV.1) Description**

#### **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 submission of applications or receipt of tenders**

Date

23 April 2021

Local time

12:00pm

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

English

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

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

The Concession Contracts Regulation 2016 (CCR 2016) applies to the competition. The Council intends to follow a process similar to the Competitive Dialogue procedure described in the Public Contracts Regulations 2015 (as amended) (PCR 2015) in conducting a multi-stage procedure with the option of reducing the number of bidders to continue negotiations in each stage. However, the Council reserves the right to deviate from the formalities of the PCR 2015 in conducting the competition due to the flexibilities permitted by the CCR 2016.

Expressions of interest applications must be by way of completion and return of the selection questionnaire (SQ) (in accordance with the requirements set out in the SQ by the time limit in Section IV.2.2 above). The SQ is available via the link in I.3) (above).

Further procurement documents will be provided at the commencement of the tender and negotiation stages to bidders that are shortlisted to participate.

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

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

High Courts of Justice

The Royal Court of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

In accordance with Regulation 47 (Notice of decision to award a concession contract); regulation 48 (Standstill period) and regulation 52 to 63 of the Concession Contracts Regulations 2016 ("CCR 2016"). Following any decision to award the concession contract the contracting authority will be providing debriefing information to unsuccessful bidders in accordance with Regulation 47 CCR 2016) and observe a minimum 10 day standstill period (in accordance with regulation 48 CCR 2016) before the concession contract is entered into.

Bidders should note that the procurement documents (including the Descriptive Document, Key Legal Principles) provide indicative information of the Council's intended approach in the procurement process at this stage and are for general information only. The Council reserves the right to vary, amend and update any aspects of the procurement documents and final details and versions of the procurement documents will be confirmed to applicants successful in being selected to participate in the relevant tender stages of the procurement procedure.

The Council further reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this Concession Notice.