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Tender

## **Development Partner for Hengrove Park**

Bristol City Council

F02: Contract notice

Notice identifier: 2021/S 000-005906

Procurement identifier (OCID): ocds-h6vhtk-029e83

Published 23 March 2021, 5:11pm

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

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

Bristol City Council

Bristol City Council, P O Box 3176

BRISTOL

BS3 9FS

#### **Contact**

Ms Lucy Ford

#### **Email**

[lucy.ford2@bristol.gov.uk](mailto:lucy.ford2@bristol.gov.uk)

#### **Country**

United Kingdom

#### **NUTS code**

UKK11 - Bristol, City of

**Internet address(es)**

Main address

<https://www.bristol.gov.uk/>

Buyer's address

<https://www.bristol.gov.uk/>

**I.3) Communication**

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

<https://procontract.due-north.com/Advert/Index?advertId=6abb0045-3687-eb11-810c-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=6abb0045-3687-eb11-810c-005056b64545>

**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**

Development Partner for Hengrove Park

Reference number

DN466151

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

- 70000000 - Real estate services

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

Services

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

Hengrove Park is a residential-led development project in South Bristol on land owned by Bristol City Council. The Council's Vision for Hengrove Park is to create an award winning new neighbourhood and destination public park, which fosters community and becomes a great place where people choose to live and visit.

Bristol City Council is seeking a long term Development Partner who understands and shares our Vision, and has an organisational commitment to and experience of working successfully in partnership to achieve outstanding development quality and place making.

The site represents an unprecedented opportunity to develop approximately 22 hectares (54 acres) of a wider 49 hectare (121 acre) site in South Bristol. The scheme benefits from an outline planning consent for up to 1,435 new homes (minimum 30% affordable homes), a new public park plus community and employment facilities. The site is the largest housing development site in the city, and a key contributor to the Council's ambition to deliver high-quality affordable and market housing in Bristol.

The Council is seeking a long term Development Partner to work with over the lifecycle of the development. The successful Development Partner will enter into a Development Agreement with the Council that will provide a framework for the development of Hengrove Park. The Development Agreement will allow for the drawdown of the site in phases upon satisfaction of pre-conditions. The Development Partner will be obliged to carry out the development in accordance with the terms of the Development Agreement.

Under this contract the contractors and their supply chains will be required to actively participate in the achievement of the Contracting Authority's social, economic and environmental objectives. Accordingly, contract documents may relate to social, economic and environmental considerations.

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45000000 - Construction work
- 70110000 - Development services of real estate
- 70331000 - Residential property services
- 70332000 - Non-residential property services
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services

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

NUTS codes

- UKK11 - Bristol, City of

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

The development will include a mix of houses and apartments, market and affordable, as well as new community and sports facilities, education and employment space. It will also play a key role in providing investment into skills, training, employment and education for the benefit of local people in Hengrove Park and the surrounding area.

Bristol City Council secured Outline Planning Consent in February 2020 (ref. 19/02632/PB) in order to de-risk the site and as a tool to enable delivery at pace. The freehold title is held by the City Council of Bristol.

A minimum of 30% of the new homes delivered at Hengrove Park must be Affordable

Housing, with rents set at Social Rent levels, or for Shared Ownership ('part rent, part buy') at below market values.

In addition, new homes are required to be built to fully adhere to the Council's current or future planning policy in terms of environmental sustainability, including measures to reduce energy consumption, use energy from renewable sources, promote sustainable travel, and reduce carbon emissions for people living, working or studying at Hengrove Park.

The new high-quality public park must be delivered as early as possible within the Development, and must be held in perpetuity as public open space. The selected Development Partner will be required to establish a Management Company (or equivalent) to ensure the ongoing high quality management and maintenance of the Site-wide Infrastructure including the new public park.

In the event that the Council is unable to enter into the contract with the highest scoring Tenderer, the Council reserves the right to either:

- a) seek to enter into the contract with the second placed Tenderer; or
- b) in the event of not being able to enter into the contract with the second placed Tenderer, seek to enter into the contract with the third placed Tenderer; or
- c) decide not to award any contract.

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

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

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

Value excluding VAT: £290,000,000

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

Duration in months

120

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

At the conclusion of pre-qualification at Stage 1, the intention is to arrive at a shortlist of five (5) candidates to take forward to tender for Stage 2.

The Council reserves the right to take through the top six highest scoring candidates where the percentage difference in score between the fifth and sixth candidate is less than 2%.

For the avoidance of doubt, whilst the Council intends to shortlist the highest scoring qualified five (5) candidates, should fewer than 5 candidates successfully pass the pre-qualification requirements, this will not affect the Council's ability to proceed with the procurement process.

#### **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

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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

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## **Section IV. Procedure**

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

#### **IV.1.1) Type of procedure**

Restricted 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.2.1) Previous publication concerning this procedure**

Notice number: [2020/S 046-109666](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

6 May 2021

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

15 June 2021

#### **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**

Duration in months: 6 (from the date stated for receipt of tender)



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## **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**

Bristol District Registry of the High Court

Grey Friars, Lewins Mead

Bristol

BS1 2NR

Country

United Kingdom