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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

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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

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

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

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

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)

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