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Tender

Residential Development of Land at Mabels Farm, Ilmington

WARWICKSHIRE PROPERTY & DEVELOPMENT GROUP LIMITED

F02: Contract notice

Notice identifier: 2025/S 000-006987

Procurement identifier (OCID): ocds-h6vhtk-04e752

Published 21 February 2025, 4:17pm

The closing date and time has been changed to:

4 April 2025, 5:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

WARWICKSHIRE PROPERTY & DEVELOPMENT GROUP LIMITED

Shire Hall

WARWICK

CV344RL

Contact

Robert Andrews

Email

robandrews@wpdq.co.uk

Telephone

+44 1926956156

Country

United Kingdom

Region code

UKG13 - Warwickshire

Companies House

13299170

Internet address(es)

Main address

<https://www.wpdq.co.uk/>

I.3) Communication

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

<https://www.wpdq.co.uk/wp-content/uploads/2025/02/Mabels-Farm-Contractor-SQ.pdf>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.wpdq.co.uk/>

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Property Development and Management

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Residential Development of Land at Mabels Farm, Ilmington

II.1.2) Main CPV code

- 45211100 - Construction work for houses

II.1.3) Type of contract

Works

II.1.4) Short description

Warwickshire Property Development Ltd (WPD) a subsidiary of Warwickshire Property & Development Group Ltd (WPDG) is the arms length development and delivery vehicle of Warwickshire County Council (WCC).

The company is looking to ultimately appoint an experienced residential property developer or main contractor to deliver all services associated with the residential redevelopment of this vacant and surplus development site.

II.1.5) Estimated total value

Value excluding VAT: £7,000,000

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

Warwickshire Property Development Ltd (WPD) a subsidiary of Warwickshire Property & Development Group Ltd (WPDG) is the arms length development and delivery vehicle of Warwickshire County Council (WCC).

The company is looking to ultimately appoint an experienced residential property developer or main contractor to deliver all services associated with the redevelopment of this vacant and surplus development site.

The site benefits from an allocation in the made Ilmington Neighbourhood Plan for residential development. An indicative scheme of 27 dwellings is currently drafted but the appointed contracting partner will be required to work with the client team to determine the true and appropriate extent of the scheme.

Main contractor services required but not limited to the following:

- Working up a full planning application and achieving an implementable consent following the entering into of a Pre-Construction Services Agreement (PCSA).
- Discharge of relevant planning conditions as required to facilitate scheme delivery.
- Undertake all required preparatory works on site including constructing any temporary and permanent scheme access, site clearance, cut & fill, establishing site levels, installation of drainage, power, water and other services as required, construction of the houses from foundation until fit out to an agreed specification so that the completed houses are ready for market sale, and affordable dwellings are packaged for sale to a registered provider.
- Establishing a sales suite/show home or other as may be required and agreed between parties.
- The completed houses are to be constructed to achieve a minimum EPC B.
- Completion of all necessary external works, road adoption and technical approvals for utilities connections.
- All necessary aftersales requirements and satisfaction of snagging and rectifications within the 12 month rectification period.

For the avoidance of doubt WPD will take all sales risk and fund the entirety of the PCSA and subject to satisfactory completion of the PCSA parties can then enter into a JCT D&B contract for the construction works which will be fully funded by WPD.

Although WPD are taking the sales risk, a contracting partner who understands the market, setting up a sales presence and utilising in house routes to market can be considered as a proposal within any tender return in addition to 'typical' contractor related services.

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: Yes

II.2.11) Information about options

Options: 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

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

Restricted procedure

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

Originally published as:

Date

25 March 2025

Local time

5:00pm

Changed to:

Date

4 April 2025

Local time

5:00pm

See the [change notice](#).

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

English

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

Warwickshire Property & Development Group

Warwick

Country

United Kingdom