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Tender

## **Modular Housing Framework**

Lewes District Council

F02: Contract notice

Notice identifier: 2021/S 000-007016

Procurement identifier (OCID): ocds-h6vhtk-02a2d9

Published 6 April 2021, 3:26pm

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

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

Lewes District Council

Southover House, Southover Road

Lewes

BN7 1AB

#### **Contact**

James White

#### **Email**

[james.white@lewes-eastbourne.gov.uk](mailto:james.white@lewes-eastbourne.gov.uk)

#### **Country**

United Kingdom

## **NUTS code**

UKJ22 - East Sussex CC

## **Internet address(es)**

Main address

<https://www.lewes-eastbourne.gov.uk/>

## **I.3) Communication**

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

<http://www.sesharedservices.org.uk/esourcing>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.sesharedservices.org.uk/esourcing>

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

## **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**

Modular Housing Framework

Reference number

EBBC - 032068

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

- 45000000 - Construction work

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

Works

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

Lewes District Council (acting as the Lead Contracting Authority) and Eastbourne Borough Council each have significant housing development programmes that they would like to deliver, primarily for affordable housing. Some of these projects will be delivered through the standard appointment of traditional construction companies; however, the Councils have identified the significant time and quality benefits of delivering homes through off-site manufactured construction, and further time and cost benefits through appointing a single contractor to deliver a larger pipeline of its medium and small sites. The Councils would therefore like to appoint a single contractor to a Framework Agreement to be the main modular delivery partner to deliver a significant number of residential sites. The majority of sites would be already in the Councils' ownership, but some may be purchased during the programme period.

#### **II.1.5) Estimated total value**

Value excluding VAT: £110,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

NUTS codes

- UKJ22 - East Sussex CC

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

Lewes District Council (acting as the Lead Contracting Authority) and Eastbourne Borough Council each have significant housing development programmes that they would like to deliver, primarily for affordable housing. Some of these projects will be delivered through the standard appointment of traditional construction companies; however, the Councils have identified the significant time and quality benefits of delivering homes through off-site manufactured construction, and further time and cost benefits through appointing a single contractor to deliver a larger pipeline of its medium and small sites. The Councils would therefore like to appoint a single contractor to a Framework Agreement to be the main modular delivery partner to deliver a significant number of residential sites. The majority of sites would be already in the Councils' ownership, but some may be purchased during the programme period.

### **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: £11,000,000

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

Duration in months

48

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

The framework agreement to be established through this procurement will be open for use by Lewes District Council and Eastbourne Borough Council (and in each case their statutory successors and organisations created as a result of re-organisation or organisational changes and their wholly owned entities and subsidiaries). It may also extend to other local government and public sector related organisations (and in each case their statutory successors and organisations created as a result of re-organisation or organisational changes and their wholly owned entities and subsidiaries) within the geographic areas of Brighton and Hove, East Sussex and West Sussex. The entities which may use this framework include (without limitation) the following entities: Aspiration Homes LLP, Lewes Housing Investment Company Limited, Eastbourne Homes Limited, Eastbourne Housing Investment Company Limited, East Sussex County Council, Wealden District Council, Rother District Council, Hastings Borough Council, Horsham District Council, Crawley Borough Council, Adur District Council, Worthing Borough Council, Arun District Council, Mid Sussex District Council, Brighton & Hove City Council

## **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

### **III.2) Conditions related to the contract**

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

The selected contractor will be required to actively participate in the achievement of social and/ or environmental objectives. Accordingly contract performance conditions may relate in particular to social, environmental or other corporate social responsibility considerations. Further details of these conditions will be set out in the procurement documents. LDC reserves the right to require groupings of contractors to take a particular legal form or to require a single contractor to take primary liability.

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## **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 a single operator

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

N/A

#### **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

7 May 2021

Local time

3:00pm

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

English

##### **IV.2.7) Conditions for opening of tenders**

Date

7 May 2021

Local time

3:00pm

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

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

II.1.5 Estimated Total Value: The value and scope of the framework agreement will depend on the use by other contracting authorities. Although not guaranteed, the estimated value of the framework with the participation of LDC is in the region of 41 250 000 GBP. Although not guaranteed, the estimated value of the framework with the participation of EBC is in the region of 35 250 000 GBP. Although not guaranteed the estimated value of the framework including other contractual authorities may be extended by an estimated additional value of approximately 33 500 000 GBP. All discussions and meetings will be conducted in English, pricing must be in GBP and the process and the contract will be governed and construed in accordance with English law. Participation and the costs and expenses of doing so are entirely at the risk of economic operators and will not be refunded by the contracting authority under any circumstances. The contracting authority shall not be responsible for any costs, charges or expenses incurred by participants and accepts no liability for any costs, charges or expenses, irrespective of the outcome of the competition, or if the competition is cancelled or postponed. All dates and time periods specified in this notice are only provisional and the contracting authority reserves the right to change these. The contracting authority reserves the right to not run any form of competition or award any or part of this contract. Tenderers are advised that the contracting authority is subject to the Freedom of Information Act 2000 and the Environmental Information Regulations 2004.

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

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

High Court of Justice

Strand

London



WC2A 2LL

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

Review procedures are as set out in the Public Contracts Regulations 2015 Part 3. Proceedings under the Public Contracts Regulations 2015 are time limited, and any such proceedings must be brought in the High Court of England and Wales