

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/009783-2024>

Contract

## **Ebbfleet Central East - Area Masterplan and Design Code**

Ebbfleet Development Corporation

F03: Contract award notice

Notice identifier: 2024/S 000-009783

Procurement identifier (OCID): ocds-h6vhtk-044cde

Published 26 March 2024, 11:58am

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

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

Ebbfleet Development Corporation

The Observatory, Castle Hill Drive, Castle Hill, Ebbfleet Valley

SWANSCOMBE

DA101EE

#### **Email**

[procurement@ebbsfleetdc.org.uk](mailto:procurement@ebbsfleetdc.org.uk)

#### **Telephone**

+44 3034442586

#### **Country**

United Kingdom

#### **Region code**

UKJ43 - Kent Thames Gateway

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.ebbsfleetdc.org.uk>

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

Regional or local authority

**I.5) Main activity**

Other activity

Regeneration

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Ebbsfleet Central East - Area Masterplan and Design Code

Reference number

EDC/5000

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

- 71200000 - Architectural and related services

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

Services

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

EDC are seeking to procure a Masterplanning, Design and Landscape team to lead the next stages of design for Ebbsfleet Central East, the urban centre of Ebbsfleet, the 21st century garden city, located on the land around Ebbsfleet International railway station.

This is a Further Competition under the Homes England Development & Regeneration Technical Services Framework.

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

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £410,295

### **II.2) Description**

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

NUTS codes

- UKJ - South East (England)

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

The key outcome of this commission is to gain approval from the Local Planning Authority for the Area Masterplan and Area Design Code for Phase 1 of Ebbsfleet Central.

The Area Masterplan and Area Design Code will secure the next level of masterplanning for Phase 1 and will be the basis of future detailed applications. The Area Masterplan and Area Design Code should secure flexibility for future plot developers whilst securing a high quality of design.

The Area Masterplan and Area Design Code for Phase 1 must include:

Commercial Hub delivering flexible employment space for the Garden City;

High Density Residential Development including 35% Affordable Housing;

Public Realm and Landscaping including connection to the unfinished bridge plaza;

Replacement Car Parking for Ebbsfleet International Station;

Mobility Hub and replacement of Station Forecourt Facilities; and,

Community and Supporting Uses such as Healthcare;

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

Price

#### **II.2.11) Information about options**

Options: Yes

Description of options

The list of activities in the Resource and Pricing Schedule is not exhaustive and there may be additional duties/services required that will emerge as work is undertaken. This commission may be extended on client instruction to cover such matters as arise, based on a time charged fee schedule completed in the tender response. The commission will only be extended if the services relate to the original objective of the overall call off contract.

---

## **Section IV. Procedure**

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

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

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

Further Competition under the Homes England Development & Regeneration Technical Services (DARTS) Framework.

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: Yes

---

## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

20 February 2024

#### **V.2.2) Information about tenders**

Number of tenders received: 5

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Allies & Morrison

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

OC404597

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £410,295

---

## **Section VI. Complementary information**

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

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

Ebbsfleet Development Corporation

Ebbsfleet

Country

United Kingdom