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Tender

Development Partner for Seven Brethren

North Devon District Council

F02: Contract notice

Notice identifier: 2021/S 000-010040

Procurement identifier (OCID): ocds-h6vhtk-02aea9

Published 7 May 2021, 6:12pm

Section I: Contracting authority

I.1) Name and addresses

North Devon District Council

Brynsworthy Environment Centre, Roundswell

Barnstaple

EX31 3NP

Email

supplyingndc@northdevon.gov.uk

Country

United Kingdom

NUTS code

UKK4 - Devon

Internet address(es)

Main address

<http://www.northdevon.gov.uk/>

Buyer's address

<http://www.northdevon.gov.uk/>

I.3) Communication

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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

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

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 Seven Brethren

Reference number

DN533735

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

North Devon District Council (the Council) seeks to procure a Development Partner for a site at Seven Brethren Bank, Barnstaple, Devon EX31 2AP for the development of up to 180 homes (and no fewer than 175 homes as required by the Land Release Funding available for this site or as otherwise agreed with the funder).

This project focuses on the regeneration of the former leisure centre site and car-park. A three-part scheme, it will entail the demolition of the existing leisure centre, the construction of a new long stay car park, temporary traveler site and the residential development on this site.

Seven Brethren is in a key strategic location in Barnstaple and provides the opportunity to create an attractive and distinctive new community within a high-quality development set on the banks of the River Taw.

Full documentation is available via www.supplyingthesouthwest.org.uk.

II.1.5) Estimated total value

Value excluding VAT: £40,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKK4 - Devon

II.2.4) Description of the procurement

This Procurement is for a development agreement between the appointed supplier and North Devon District Council for the delivery of this project. (Full documentation available via www.supplyingthesouthwest.org.uk)

It is envisaged that the project will start on site on 1st April 2022 (or as soon as possible

thereafter), with a projected practical completion date of the 31st March 2027.

The Council wishes to develop a partnership with a single supplier who can deliver this project. The contract is therefore available as a single lot.

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: £40,000,000

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

Duration in months

64

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: 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

II.2.14) Additional information

The delivery contract is expected to be 64 months. However, the supplier will enter into a build lease for 125 years.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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 June 2021

Local time

12:00pm

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

No such body

No such body

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom