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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

Brynseworthy Environment Centre, Roundswell

Barnstaple

EX31 3NP

#### **Email**

[supplyingndc@northdevon.gov.uk](mailto: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

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## **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](http://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](http://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.

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## 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

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## **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