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Opportunity

Affordable Housing framework

SOUTHAMPTON CITY COUNCIL

F02: Contract notice

Notice reference: 2023/S 000-010670

Published: 13 April 2023, 2:51pm

Section I: Contracting authority

I.1) Name and addresses

SOUTHAMPTON CITY COUNCIL

Civic Centre, Civic Centre Road

SOUTHAMPTON

SO147LY

Email

tendermanagement@southampton.gov.uk

Telephone

+44 2380833000

Country

United Kingdom

NUTS code

UKJ32 - Southampton

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.southampton.gov.uk

I.3) Communication

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

<https://supplierlive.proactisp2p.com/Account/Login>

Additional information can be obtained from the above-mentioned address

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

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Affordable Housing framework

Reference number

SCC-SMS-0454

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

As set out in the Contract Notice, Southampton City Council (the "Council") is seeking to procure, via a multi-party Framework Agreement that shall have a 4-year term, a Panel of suitably qualified Delivery Partners (framework members) each of whom must be an experienced provider of affordable housing.

Subsequent to the conclusion of this tender process, which shall be carried out in accordance with the provisions of Regulation 33 of the Public Contract Regulations 2015, the Council may from time-to-time, during the term of the proposed framework call upon the Delivery Partners on the Panel by way of a call-off to perform a number of tasks in the course of carrying out a Project where the Council's requirements are detailed in the mini competition tender document.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 70111000 - Development of residential real estate
- 70333000 - Housing services

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

II.2.4) Description of the procurement

As set out in the Contract Notice, Southampton City Council (the "Council") is seeking to procure, via a multi-party Framework Agreement that shall have a 4-year term, a Panel of suitably qualified Delivery Partners (framework members) each of whom must be an experienced provider of affordable housing.

Subsequent to the conclusion of this tender process, which shall be carried out in accordance with the provisions of Regulation 33 of the Public Contract Regulations 2015, the Council may from time-to-time, during the term of the proposed framework call upon the Delivery Partners on the Panel by way of a call-off to perform a number of tasks in the course of carrying out a Project where the Council's requirements are detailed in the mini competition tender document.

The Council has identified a number of plots of land, all within the boundary of the city of Southampton, on which the Council proposes to develop affordable housing during the term of the proposed framework. Many of the proposed plots of land will be brownfield sites and will vary in size ranging from 0.06 hectares to 2.5 hectares, they shall comprise of a mix of cleared sites, sites that may feature existing empty properties, and sites with residential garages. Each plot of land shall have been independently valued in accordance with the RICS Valuation - Global Standards 2022 (Red Book). It is envisaged that the estimated value of each plot of land shall range from a nil value to £1.5million.

During the term of the proposed framework other plots of land which are larger in size than the aforementioned, and also plots of land which are not brownfield sites may become available for the provision of affordable housing.

The Council's proposed mini competition tender document shall feature the release of a tranche of plots of varying sizes and values, in response to which Delivery Partners shall prepare their own proposals in compliance with the Council's requirements which will be set out in any subsequent mini competition tender document.

If the Council wishes to instruct a suitable Delivery Partner to undertake the delivery of an individual Project in accordance with the provisions set out in the Framework Agreement, the Council and the Delivery Partner shall, following the mini competition, enter into a Project Agreement under the terms of the Framework Agreement, in respect of that individual Project.

During the term of the framework and in view of the works that the Delivery Partner may carry out, from time to time as a consequence of the Affordable Housing Framework, the Council requires that the Delivery Partner shall enable the Council to derive sustainable Social Value benefit in connection with the provision of the works. Tenderers' proposals must therefore be referenced to the Council's Social Value requirements in connection with the Affordable Housing Framework which are detailed in ITT Section 6.1.

The Council has declared a Climate Emergency; in accordance with the Council's proposed Net Zero strategy (<https://www.southampton.gov.uk/our-green-city/climate-change/zero-carbon-challenge/>), the Council aims to achieve Net Zero in connection with the Council's Scope 1 and Scope 2 emissions by 2030, and Net Zero in connection with Scope 3 emissions with regard to the city of Southampton by 2035. During the term of the framework and in view of the work that the Delivery Partner may carry out from time to time as a consequence of the Affordable Housing Framework, the Council requires, with reference to the Council's Low Carbon Design appendix - ITT Section 6.3, that the Delivery Partner's proposals shall enable the Council to meet its Net Zero strategy objectives with regard to the Council's Scope 3 carbon emissions.

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

Start date

12 July 2023

End date

11 July 2027

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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

31 May 2023

Local time

12:00pm

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

English

IV.2.7) Conditions for opening of tenders

Date

31 May 2023

Local time

1:00pm

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

Public Procurement Review Service Cabinet office

London

Country

United Kingdom