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Tender

## **CPF2040-21 SCF Residential Delivery and Development Framework**

Devon County Council  
Hampshire County Council

F02: Contract notice

Notice identifier: 2021/S 000-010987

Procurement identifier (OCID): ocds-h6vhtk-02b25c

Published 18 May 2021, 4:07pm

The closing date and time has been changed to:

**16 July 2021, 12:00pm**

See the [change notice](#).

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

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

Devon County Council

County Hall, Topsham Road

Exeter

EX2 4QD

#### **Contact**

Mr Rob Gilbert

#### **Email**

[rob.gilbert@devon.gov.uk](mailto:rob.gilbert@devon.gov.uk)

**Telephone**

+44 1392383000

**Country**

United Kingdom

**NUTS code**

UKK43 - Devon CC

**Internet address(es)**

Main address

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

Buyer's address

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

**I.1) Name and addresses**

Hampshire County Council

The Castle

SO23 8UJ

**Contact**

Jennifer Andrews

**Email**

[jennifer.andrews2@hants.gov.uk](mailto:jennifer.andrews2@hants.gov.uk)

**Telephone**

+44 3707791635

**Country**

United Kingdom

**NUTS code**

UKJ3 - Hampshire and Isle of Wight

**Internet address(es)**

Main address

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

**I.2) Information about joint procurement**

The contract involves joint procurement

The contract is awarded by a central purchasing body

**I.3) Communication**

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

<https://procontract.due-north.com/Advert/Index?advertId=8db4153f-a67d-eb11-810a-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=8db4153f-a67d-eb11-810a-005056b64545>

**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**

CPF2040-21 SCF Residential Delivery and Development Framework

Reference number

DN524329

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

- 45000000 - Construction work

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

Works

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

Southern Construction Framework (SCF) wish to establish a Residential\* Delivery and Development Framework (primarily but not exclusively for Public Sector clients) to deliver the:

- construction of residential schemes; or
- the design and construction of residential schemes; or
- to develop, design and construct residential schemes either via a development agreement, Joint Venture Agreement or other agreements which facilitate development projects. In the case of the development agreements, Joint Ventures or other development agreements there may be a requirement to market the residential scheme and/or provide ongoing maintenance and management of leased units.

\*(Housing, flats, apartments, residential mix use schemes where the majority of the project is residential)

The hosts of SCF (Hampshire County Council and Devon County Council) have operated construction Frameworks since 2007 and the current fourth iteration of its construction Framework has operated since April 2019. Various residential construction projects have been carried out using the Construction Framework but SCF have decided to establish a bespoke residential delivery framework delivered by suitably experienced residential delivery partners.

Works may include any building construction work undertaken by the participating organisations, their facilitating agencies or sub users acting with or on their behalf. The works can be new build or refurbishment, situated in green-field brown field or complex inner city sites.

Only projects that have some element of residential content will be applicable to this Framework.

Bidders selected to join the Framework will be expected to be highly competent in terms of working collaboratively, working very closely and openly with SCF client organisations and other partners and providing clear project support throughout the 'pre construction period'.

The Residential Framework will be a managed Framework whereby the SCF team will provide a high level of support to Framework users to deliver projects. SCF has a very strong focus on early contractor involvement, Two Stage Open Book, integrated delivery teams and carefully managed performance. It therefore encourages bidders which will embrace these values.

The Framework is divided into four Lots:

Lot 1 will be Residential Delivery - construct or design and construct 10 to 75 dwellings with 7 geographical sub-lots\*\*

Lot 2 will be Residential Delivery - construct or design and construct 65+ dwellings with 3 geographical sub-lots\*\*

Lot 3 will be Residential Led Development - develop, design and construct 10 to 75 dwellings with 7 geographical sub-lots\*\*

Lot 4 will be Residential Led Development - develop, design and construct 65+ dwellings with 3 geographical sub-lots\*\*

Bidders may bid for either Lot 1 or Lot 2 (ie one not both of Lots 1 and 2) and/or either Lot 3 or Lot 4 (one not both of Lots 3 and 4). \*\*Bidders may bid for any number of geographical sublots within the Lot(s) they elect to bid.

In respect of Lots 3 and 4 (Residential Led Development - develop, design and construct ) it is expected that bidders will be required to provide a complete solution for the development of sites, by exception the arrangement may be used to take development opportunities to a pre-agreed stage as required by individual Framework Users and identified within the award process.

While there are up to 132 bidder slots on the Framework we would expect bidders would

be appointed to multiple lots and the actual number of bidders will be considerably smaller. SCF would envisage that the actual number of bidders appointed may be in the order of 30 bidders, but the actual number of bidders appointed will be based on the bidders scores.

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

Value excluding VAT: £5,168,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots  
2

## **II.2) Description**

### **II.2.1) Title**

SCF Residential Delivery and Development Framework - Lot 1: Residential Deliver - Construct or Design and Construct 10 to 75 Dwellings

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45214000 - Construction work for buildings relating to education and research
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 45220000 - Engineering works and construction works
- 45242000 - Waterside leisure facilities construction work

- 45252000 - Construction works for sewage treatment plants, purification plants and refuse incineration plants

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

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

Lot 1 is for construct or design and construct of 10 to 75 dwellings either as individual sites or a programme of multiple sites.

Up to six bidders will be appointed to each geographical sub-lot within this Lot.

Lot 1 is sub divided into sub-lots covering the following specific geographical regions as follows:

Sub-lot A - Cornwall, Devon & Somerset

Sub-lot B - Bristol & Gloucestershire

Sub-lot C - Hampshire and Isle of Wight, Wiltshire, Dorset & Berkshire

Sub-lot D - Buckinghamshire, Oxfordshire, Bedfordshire, Hertfordshire & Essex

Sub-lot E - Surrey, East Sussex, West Sussex & Kent

Sub-lot F - London (North of the river Thames)

Sub-lot G - London (South of the river Thames)

Bidders may bid for any number of geographical sub-lots.

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

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

### **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: 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) Description**

### **II.2.1) Title**

SCF Residential Delivery and Development Framework - Lot 2: Residential Delivery - Construct or Design and Construct 65+ Dwellings

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45214000 - Construction work for buildings relating to education and research

- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 45220000 - Engineering works and construction works
- 45242000 - Waterside leisure facilities construction work
- 45252000 - Construction works for sewage treatment plants, purification plants and refuse incineration plants

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

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

Lot 2 is for construct or design and construct of 65+ dwellings either as individual sites or a programme of multiple sites.

Up to eight bidders will be appointed to each geographical sub-lot within this Lot.

Lot 2 is sub divided into sub-lots covering the following specific geographical regions as follows:

Sub-lot A - South West (Devon, Cornwall, Somerset, Bristol, Gloucestershire, Wiltshire & Dorset)

Sub-lot B - South East (Hampshire and Isle of Wight, Surrey, East Sussex, West Sussex &

Kent Berkshire, Buckinghamshire, Oxfordshire, Bedfordshire, Hertfordshire & Essex)

Sub-lot C - London (North and South of the river Thames)

Bidders may bid for any number of geographical sub-lots.

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

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

### **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: 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) Description**

### **II.2.1) Title**

SCF Residential Delivery and Development Framework - Lot 3: Residential Led Development - Develop, Design and Construct 10 to 75 Dwellings

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants

- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45214000 - Construction work for buildings relating to education and research
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 45220000 - Engineering works and construction works
- 45242000 - Waterside leisure facilities construction work
- 45252000 - Construction works for sewage treatment plants, purification plants and refuse incineration plants
- 70110000 - Development services of real estate
- 70120000 - Buying and selling of real estate
- 70310000 - Building rental or sale services
- 70320000 - Land rental or sale services

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

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

Lot 3 is for residential led development of 10 to 75 dwellings either as individual sites or a programme of multiple sites.

It is expected that bidders will be required to provide a complete solution for the development of sites, by exception the arrangement may be used to take development opportunities to a pre-agreed stage as required by individual Framework Users and identified within the award process.

Up to six bidders will be appointed to each geographical sub-lot within this Lot.

Lot 3 is sub divided into sub-lots covering the following specific geographical regions as follows:

Sub-lot A - Cornwall, Devon & Somerset

Sub-lot B - Bristol & Gloucestershire

Sub-lot C - Hampshire and Isle of Wight, Wiltshire, Dorset & Berkshire

Sub-lot D - Buckinghamshire, Oxfordshire, Bedfordshire, Hertfordshire & Essex

Sub-lot E - Surrey, East Sussex, West Sussex & Kent

Sub-lot F - London (North of the river Thames)

Sub-lot G - London (South of the river Thames)

Bidders may bid for any number of geographical sub-lots.

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

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

#### **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: 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) Description**

### **II.2.1) Title**

SCF Residential Delivery and Development Framework - Lot 4: Residential Led Development - Develop, Design and Construct 65+ Dwellings

Lot No

4

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45214000 - Construction work for buildings relating to education and research
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 45220000 - Engineering works and construction works
- 45242000 - Waterside leisure facilities construction work
- 45252000 - Construction works for sewage treatment plants, purification plants and refuse incineration plants
- 70110000 - Development services of real estate
- 70120000 - Buying and selling of real estate
- 70310000 - Building rental or sale services
- 70320000 - Land rental or sale services

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

NUTS codes

- UKH2 - Bedfordshire and Hertfordshire
- UKH3 - Essex
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

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

Lot 4 is for residential led development of 65+ dwellings either as individual sites or a programme of multiple sites.

It is expected that bidders will be required to provide a complete solution for the development of sites, by exception the arrangement may be used to take development opportunities to a pre-agreed stage as required by individual Framework Users and identified within the award process.

Up to eight bidders will be appointed to each geographical sub-lot within this Lot.

Lot 4 is sub divided into sub-lots covering the following specific geographical regions as follows:

Sub-lot A - South West (Devon, Cornwall, Somerset, Bristol, Gloucestershire, Wiltshire & Dorset)

Sub-lot B - South East (Hampshire and Isle of Wight, Surrey, East Sussex, West Sussex &

Kent Berkshire, Buckinghamshire, Oxfordshire, Bedfordshire, Hertfordshire & Essex)

Sub-lot C - London (North and South of the river Thames)

Bidders may bid for any number of geographical sub-lots.

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

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

## **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: 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

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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 several operators

Envisaged maximum number of participants to the framework agreement: 132

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

### **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**

Originally published as:

Date

2 July 2021

Local time

12:00pm

Changed to:

Date

16 July 2021

Local time

12:00pm

See the [change notice](#).

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

English

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

Date

2 July 2021

Local time

12:30pm

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

The framework is open to all public sector organisations within the specified geographic area which broadly covers:

- 1) SW England;
- 2) The SE England (including Hertfordshire, Bedfordshire and Essex) and London; and
- 3) As defined in the project brief and by the NUTS codes in Section II.1.2) of this notice.

To include (but are not limited to):

Local authorities include all County, City, District and Borough Councils, London Borough and

London public sector organisations:

<http://local.direct.gov.uk/LDGRedirect/MapLocationSearch.do?mode=1.1>  
<http://www.direct.gov.uk/en/DI1/Directories/Localcouncils/index.htm>

Or <http://openlylocal.com/councils/all>

Central Government Department and Agencies:

<https://www.gov.uk/government/organisations#agencies-andpublic-bodies>

Government Departments, agencies and public bodies:

<https://www.gov.uk/government/organisations>

Educational establishments (e.g. schools, school governing bodies; voluntary aided schools; foundation schools; any faith educational establishments including the Roman Catholic Dioceses and Anglican Dioceses, associated with the named Local Authorities including diocesan authorities; academies; free schools, city technology colleges; foundation partnerships; education authorities, publicly funded schools, universities, colleges, further education establishments; higher education establishments and other educational establishments):

<http://www.schoolswebdirectory.co.uk/>

<https://www.gov.uk/find-school-in-england>

<https://get-information-schools.service.gov.uk/>

<http://www.schoolswebdirectory.co.uk/>

<https://www.gov.uk/check-a-university-is-officially-recognised/recognised-bodies>

<http://search.ucas.com/>

<http://learning-provider.data.ac.uk/ukprn/10007822.html>

National Parks Authorities:

<https://www.nationalparks.uk/parks/>

Social Enterprises within Culture and Leisure:

<http://www.sporta.org/member-directory>

Registered Providers of Social Housing:

<https://www.gov.uk/government/publications/current-registered-providers-of-social-housing/list-of-registered-providers-17-september-2020>

<http://www.homesandcommunities.co.uk/>

Police Forces:

<https://www.police.uk/forces/>

<https://www.gov.uk/police-and-crime-commissioners>

Fire and Rescue Services:

<http://www.fireservice.co.uk/information/ukfrs>

NHS Bodies England:

<https://www.nhs.uk/servicedirectories/pages/nhstrustlisting.aspx>

Third Sector and Charities in the United Kingdom:

<https://register-of-charities.charitycommission.gov.uk/charity-search>

<http://www.oscr.org.uk/>

<http://www.charitycommissionni.org.uk/>

Local Enterprise Partnerships (LEP's)

Public Service providers (who may or may not be Contracting Authorities) which may use the Framework on a voluntary basis e.g. General Practitioners' Surgeries:

<https://www.england.nhs.uk/publication/nhs-provider-directory-and-registers-of-licensed-healthcare-providers/#heading-2>

<https://www.nhs.uk/service-search/find-a-GP>

Greater London Authority Group

Transport for London, London Fire and Emergency Planning Association, (London Fire Brigade), Mayor's Office for Policing and Crime, Royal Parks and any subsequent body included in the GLA group.

Police and Emergency Services in Greater London

The Corporate Officer of the House of Lords and The Corporate Officer of the House of Commons.

Houses of Parliament:

Successor organisations to those identified above and their subsidiaries.

The framework can be used for projects funded by UK (including but not limited national and regional) grants.

The framework may be used by non Public Body organisations which may or may not need to use the framework to comply with conditions associated with the use of Public funds for these projects.

Notice number of previous publication concerning this procedure is 2021/S 000-004442.

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

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

Devon County Council

County Hall

Exeter

EX2 4QD

Country

United Kingdom