

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/011360-2023>

Tender

## **Contract for The Provision of Residential Bungalows at Existing Garage Sites**

GATESHEAD COUNCIL

F02: Contract notice

Notice identifier: 2023/S 000-011360

Procurement identifier (OCID): ocds-h6vhtk-037782

Published 20 April 2023, 1:47pm

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

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

GATESHEAD COUNCIL

Regent Street

Gateshead

NE81HH

#### **Contact**

Fiona Jamieson

#### **Email**

[FionaJamieson@gateshead.gov.uk](mailto:FionaJamieson@gateshead.gov.uk)

#### **Telephone**

+44 1914335981

#### **Country**

United Kingdom

**Region code**

UKC22 - Tyneside

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://www.gateshead.gov.uk>

**I.3) Communication**

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

<https://www.nepo.org>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.nepo.org>

**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**

## Contract for The Provision of Residential Bungalows at Existing Garage Sites

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

- 45211300 - Houses construction work

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

Works

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

To meet Gateshead Councils housing requirements and to fulfil the demand for bungalows across the borough, suitably qualified Design Build Developers are sought to provide residential Bungalows at existing garage sites. Sites for development have been identified within the Councils Garages strategy and are located across the Borough of Gateshead. The identified sites will be assessed for suitability for development prior to development and the Council make no assurance of the number of garage sites which will be suitable for development.

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

This contract is divided into lots: No

## **II.2) Description**

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

NUTS codes

- UKC22 - Tyneside

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

To meet Gateshead Councils housing requirements and to fulfil the demand for bungalows across the borough, suitably qualified Design Build Developers are sought to provide residential Bungalows at existing garage sites. Sites for development have been identified within the Councils Garages strategy and are located across the Borough of Gateshead. The identified sites will be assessed for suitability for development prior to development and the Council make no assurance of the number of garage sites which will be suitable for development.

Design Build Developers will be required to fully develop the sites into one- and two-bedroom bungalows dependent on the site suitability, fitting fully serviced kitchens and bathrooms, each unit must have a level access shower. The resulting structures must

comply with all industry standards and requirements.

Sites must have Photovoltaic Solar Panels fitted to each unit to achieve a minimum 3kw array as well as traditional radiator system with an Air source heat pump. The hot water provision should be from a point source water heater to feed the kitchen sink and shower room wash hand basin.

Sites must be NDSS compliant and Approved Document M (cat 2) accessible. All sites should be delivered in line with Modern Methods of Construction techniques and specification.

The successful supplier will be responsible for gaining full planning permission prior to the project start.

Suppliers should note that each bungalow must be fully built out within 20 weeks from start of Construction at each Garage site. The Council will work with the successful Contractor to assess further garage sites for suitability throughout the contract term.

#### **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**

Duration in months

36

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: Yes

Description of options

1 x 12 Month extension

---

## **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.2.1) Previous publication concerning this procedure**

Notice number: [2022/S 000-029634](#)

#### **IV.2.2) Time limit for receipt of tenders or requests to participate**

Date

12 June 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

12 June 2023

Local time

12:30pm

---

## **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**

Gateshead Council

Gateshead

Country

United Kingdom