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Tender

NSDC-1519 Phase 6 HRA New Builds for Newark and Sherwood District Council

Newark And Sherwood District Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-012083

Procurement identifier (OCID): ocids-h6vhtk-04fadb

Published 31 March 2025, 4:07pm

Scope

Reference

DN769650

Description

The council wishes to invite tenders for the supply of works in respect of HRA Phase 6 new build sites. The works will involve new build works on infill sites ranging from 4 new build dwellings, up to 10 new build dwellings on a single site. The sites are spread throughout the council's district.

The project has approximately 6 construction sites to be delivered simultaneously. No single bidder will be awarded more than 3 site lots. The contract will also have an option to deliver additional sites over a further period of up to 2 years, based on the schedule of rates submitted as part of the bidder's response.

The aims of this contract are:

- to deliver within a 12-month time frame all the new build properties identified within the

tender documents. Further information on the requirement and relevant performance standards are available within the specification. (clients requirements document) and individual site drawings.

The council proposes to enter multiple contracts with multiple suppliers for an initial period of 12 months.

Total value (estimated)

- £8,550,000 excluding VAT
- £10,260,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 14 July 2025 to 14 July 2026
- Possible extension to 14 July 2028
- 3 years, 1 day

Description of possible extension:

The project has approximately 6 (Lot 1-5, 7) construction sites to be delivered simultaneously within a 12-month time frame. The contract will also have an optional award to deliver Lot 6 over a further period of up to 2 years.

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses

Contract locations

- UKF1 - Derbyshire and Nottinghamshire

Lot constraints

Maximum number of lots a supplier can be awarded: 3

Description of how multiple lots may be awarded:

Upon conclusion of the evaluation, the scores for 'quality' and 'price' will be combined to give a total score out of 100%, and the potential supplier with the highest overall score will be awarded the contract cluster. This will be determined by taking the overall quality score and applying it to all clusters, applying the individual site costs to the process to give a total score for each site.

A maximum of 3 initial sites will be awarded to any single bidder.

Sites will be awarded to the highest scoring bidder, where a bidder is the highest scoring bidder on more than 3 sites, the client will decide which sites he wishes to be awarded to the contractor. The remaining sites will then be awarded to the next highest scoring bidder in relation to that site.

Lot 1. Site 1 Church Circule Ollerton

Description

2no 4 bedroom houses,

2no 3 bedroom houses, and

1no 5 bedroom house

Lot value (estimated)

- £1,600,000 excluding VAT
- £1,920,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Site 2 The Greenaway Rolleston

Description

2no 2 bedroom dormer bungalows,

1no 1 bedroom bungalow, and

2no 2 bedroom houses

Lot value (estimated)

- £1,250,000 excluding VAT
- £1,500,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Site 3 Bowbridge Rd Newark

Description

2no 3 bedroom bungalows, and

3no 4 bedroom bungalows

Lot value (estimated)

- £1,250,000 excluding VAT
- £1,500,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 4. Site 4 Lowfield Lane Balderton

Description

8no 2 bedroom houses, and

2no 1 bedroom flats

Lot value (estimated)

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 5. Site 5 Town Centre Ollerton

Description

Site 5 Town Centre Ollerton - 4 no 2 bedroom houses

Lot value (estimated)

- £1,200,000 excluding VAT
- £1,440,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 6. Site 6 Future Sites (Optional Award)

Description

Optional Award Site - 1no 1 bedroom bungalow

Lot value (estimated)

- £550,000 excluding VAT
- £660,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 7. Site 7 Brunel Drive

Description

Brunel Drive Depot Demolition and Remodeling

Lot value (estimated)

- £700,000 excluding VAT
- £840,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Legal and financial capacity conditions of participation

Lot 1. Site 1 Church Circule Ollerton

Lot 2. Site 2 The Greenaway Rolleston

Lot 3. Site 3 Bowbridge Rd Newark

Lot 4. Site 4 Lowfield Lane Balderton

Lot 5. Site 5 Town Centre Ollerton

Lot 6. Site 6 Future Sites (Optional Award)

Lot 7. Site 7 Brunel Drive

As per Tender Documentation

Technical ability conditions of participation

Lot 1. Site 1 Church Circule Ollerton

Lot 2. Site 2 The Greenaway Rolleston

Lot 3. Site 3 Bowbridge Rd Newark

Lot 4. Site 4 Lowfield Lane Balderton

Lot 5. Site 5 Town Centre Ollerton

Lot 6. Site 6 Future Sites (Optional Award)

Lot 7. Site 7 Brunel Drive

As per Tender Documentation

Particular suitability

Lot 1. Site 1 Church Circule Ollerton

Lot 2. Site 2 The Greenaway Rolleston

Lot 3. Site 3 Bowbridge Rd Newark

Lot 4. Site 4 Lowfield Lane Balderton

Lot 5. Site 5 Town Centre Ollerton

Lot 6. Site 6 Future Sites (Optional Award)

Lot 7. Site 7 Brunel Drive

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

2 May 2025, 11:59pm

Tender submission deadline

16 May 2025, 12:00pm

Submission address and any special instructions

<https://www.eastmidstenders.org>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

16 June 2025

Award criteria

Name	Type	Weighting
Price	Price	60%
Quality	Quality	40%

Other information**Payment terms**

As per Tender Documentation

Conflicts assessment prepared/revised

Yes

Procedure**Procedure type**

Open procedure

Contracting authority

Newark And Sherwood District Council

- Public Procurement Organisation Number: PPXR-3259-QCMJ

Castle House, Great North Road

Newark

NG24 1BY

United Kingdom

Email: wellandprocurement@melton.gov.uk

Region: UKF15 - North Nottinghamshire

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Welland Procurement

Summary of their role in this procurement: Buyer Organisation

- Public Procurement Organisation Number: PVMQ-1845-NYPP

Parkside

Melton Mowbray

LE13 1GH

United Kingdom

Email: wellandprocurement@melton.gov.uk

Region: UKF22 - Leicestershire CC and Rutland

Contact organisation

Contact [Welland Procurement](#) for any enquiries.