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Planning

Appointment of Development Partner/Promoter for Wisloe Residential and Community Regeneration

Gloucestershire County Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-012871

Procurement identifier (OCID): ocds-h6vhtk-0453c4

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Section I: Contracting authority

I.1) Name and addresses

Gloucestershire County Council

Shire Hall

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Contact

Mrs Lisa James

Email

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Telephone

+44 1452426523

Country

United Kingdom

Region code

UKK13 - Gloucestershire

Internet address(es)

Main address

<https://www.wisloe.co.uk/>

Buyer's address

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

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Appointment of Development Partner/Promoter for Wisloe Residential and Community Regeneration

Reference number

DN715934

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Gloucestershire County Council (the "Council") is working with The Ernest Cook Trust and is looking to procure a strategic development partner or promoter in order to deliver a vibrant and sustainable new community in Wisloe, Slimbridge (based within the boundary of Stroud District Council ("SDC")) through the construction of circa 1,500 new homes along with 5 hectares of employment land, retail, community uses (including a primary school) and open space.

The land, owned by the Council and The Ernest Cook Trust, is allocated within SDC's draft Local Plan (submitted October 2021) for a new residential development. It is ideally placed for the development of a distinctive rural community that addresses the need for new and affordable homes in the Stroud district. The Council and The Ernest Cook Trust has self-funded the project this far and currently the planned development is currently with the Planning Inspectorate for their consideration (Examination in Public ("EiP")).

The Council and The Ernest Cook Trust intend to enter into a long term development/promoter agreement with a partner(s) that shares the Council's vision and commitment to meet the benchmarks for design and build quality set by SDC's allocation requirements and Local Plan.

The Council plans to procure a development partner/promoter that is looking to invest and work in partnership with the Council and The Ernest Cook Trust over an initial term of 10 years, with the option to extend for a further 10 years, to promote economic and housing

growth. The maximum term of the agreement would therefore be 20 years.

The Council is seeking expressions of interest from suitably experienced development partner(s) and promoter(s). Both the Council and The Ernest Cook Trust are keen to explore all options of innovative property delivery models. Further details of the scope of the intended procurement are available at section II.2.4.

The estimated contract excluding VAT may range between £1m to £400m (indicative).

II.1.5) Estimated total value

Value excluding VAT: £400,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKK13 - Gloucestershire

Main site or place of performance

Wisloe, Slimbridge, Gloucestershire

II.2.4) Description of the procurement

The Council is working with The Ernest Cook Trust and is looking to procure a strategic development partner/promoter in order to deliver a vibrant and sustainable new community in Wisloe, Slimbridge (based in the boundary of SDC) through the construction of circa 1,500 new homes along with 5 hectares of employment land, retail, community uses (including a primary school) and open space.

The land, owned by the Council and The Ernest Cook Trust, is allocated within SDC's draft Local Plan (submitted October 2021) for a new residential development. It is ideally placed for the development of a distinctive rural community that addresses the need for new and affordable homes in the Stroud district. The Council and The Ernest Cook Trust has self-funded the project this far and currently the planned development is currently with the Planning Inspectorate for their consideration (Examination in Public ("EiP")).

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The Council plans to procure a development/promoter partner that is looking to invest and work in partnership with the Council and The Ernest Cook Trust over an initial term of 10 years, with the option to extend for a further 10 years, to promote economic and housing growth. The maximum term of the agreement would therefore be 20 years.

The Council is seeking expressions of interest from suitably experienced development partner(s) and promoter(s). Both the Council and The Ernest Cook Trust are keen to explore all options of innovative property delivery models. If a joint venture structure is adopted, this could take the form of a contractual joint venture or involve the creation of a joint venture vehicle. Proposals for the most effective structure are welcomed as part of the market testing exercise.

The Council and The Ernest Cook Trust welcomes comment on these proposals and/or alternative proposals as part of this market-testing exercise and, in particular, as to whether its aspirations are achievable and the opportunities presented by the project are sufficiently attractive to the market.

The current outline scope for role of the development partner/promoter, which is subject to change, is as follows:

(a) the development partner/promoter would provide most, or all of the risk capital required from this point as the Council and The Ernest Cook Trust has already made a very substantial financial commitment to the development initiative, and this continues. However, the Council anticipates additional public sector grant funding may be possible to source and would lead on seeking to access this;

- (b) assemble and instruct all necessary professional team members required for the project;
- (c) lead occupier engagement (unless it is deemed more appropriate for the Council to do this) and secure all legal agreements with identified parties;
- (d) lead on planning process and securing any necessary third party land;
- (e) organise construction contracts and secure all necessary funding;
- (f) work with the Council and The Ernest Cook Trust to ensure the success of the development by managing the build process and taking all key project risk;
- (g) attract further regeneration funds and create commercial confidence; and
- (i) deliver business growth and investment.

This outline scope will be refined and revised, as applicable, following the response to this Prior Information Notice ("PIN") from the market. The Council and The Ernest Cook Trust asks the market to invite comment from the market via the use of a questionnaire and informal meetings as requested. Further details (the questionnaire and accompanying brochure) can be requested from wisloe@savills.co.uk. Interested organisations are requested to return their completed Feedback Questionnaires to wisloe@savills.com by no later than Friday 31 May 2024.

The regeneration and economic plans for Wisloe are predicated on housing-led economic growth which is formalised through SDC's statutory obligations to seek to deliver the Local Plan.

II.2.6) Estimated value

Value excluding VAT: £400,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

This contract is subject to renewal

Yes

Description of renewals

The development partnership/promoter will comprise an initial 10 year term with the option for the Council to extend for a further 10 years on expiry of the initial term. The maximum term of the agreement would therefore be 20 years.

II.2.14) Additional information

The Preliminary Market Consultation Documents ("PMCD") provide detail on the Council's and The Ernest Cook Trust's aspirations and sets out the process and conduct related to the market consultation it expects to conduct with interested organisations.

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II.3) Estimated date of publication of contract notice

13 October 2024

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

The Preliminary Market Consultation Documents ("PMCD") provide detail on the Council's and The Ernest Cook Trust's aspirations and sets out the process and conduct related to the market consultation it expects to conduct with interested organisations.

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The project is envisaged to become a focus for the wider economic benefit to the region. This will result from, but not be limited to the economic benefits stemming from construction and operation of the community and facilities, as well as the capabilities developed through the wider supply-chain initiatives and further regional sector activity.

The publication of this PIN is for information gathering purposes only at this stage and forms part of the market testing initiative.

Expressions of interest received will not be scored and will not form part of an evaluation process. Tender procedures and documents will be finalised following supplier feedback and issued thereafter.

This exercise will not be used for the purposes of short-listing at a later stage and non-participation will not restrict access to any tender opportunity that might follow from this exercise.

The Council reserves the right to follow what it considers to be the most appropriate approach to market and will not meet any costs incurred by any party in responding to this exercise.

Having considered all representations, the Council reserves the right to package the requirement in such a way as to offer the most cost effective, sustainable solution.

The estimated date for publication of the contract notice is Autumn 2024, however this is subject to change dependent on the response to this PIN and the market testing exercise.