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Planning

Residential Development - Former Western Secondary School and Playing Field Site, Grimsby

NORTH EAST LINCOLNSHIRE COUNCIL

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-012876

Procurement identifier (OCID): ocds-h6vhtk-0338ea

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Section I: Contracting authority

I.1) Name and addresses

NORTH EAST LINCOLNSHIRE COUNCIL

Municipal Offices, Town Hall Square

GRIMSBY

DN311HU

Contact

Procurement Team

Email

procurement@nelincs.gov.uk

Telephone

+44 1472323018

Country

United Kingdom

NUTS code

UKE13 - North and North East Lincolnshire

Internet address(es)

Main address

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

Buyer's address

<https://www.nelincs.gov.uk/your-council/finances-spending-and-contracts/contracts-and-tenders/>

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

Residential Development - Former Western Secondary School and Playing Field Site, Grimsby

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

North East Lincolnshire Council is giving early notification of an exciting housing development opportunity at the former Western Secondary School and Playing Field Site on Cambridge Road, Grimsby

The site is located 2.3 km (1.4 miles) south west of Grimsby town centre and in close proximity to a wide range of local facilities and public transport, including Grimsby Town Train Station.

This is a highly prominent development freehold site extending to, 22.9 acres (9.3 hectares) and benefits from hybrid planning permission for up to 297 dwellings.

The Council have secured funding from the Accelerated Construction Fund via Homes England to de-risk the site through the delivery of spine roads, utilities and main access points. There are no existing buildings at the site and infrastructure works to deliver the key spine roads were completed in October 2021.

The site gained hybrid planning consent in April 2021 (Planning Ref: DM/0975/20/FUL) for:

- Full planning permission for site access and roads within the site; and,
- Outline planning permission for up to 297 residential units and a 90 bed extra care facility and the associated infrastructure and landscaping with means of access and landscaping to be considered.

The Council also require a total of 50 units to be provided for retirement use (over 55's). The site is subject to Homes England Grant Funding Conditions, to include; delivery at pace, use of Modern Methods of Construction (MMC), and delivery through a build lease/contractual agreement.

II.1.5) Estimated total value

Value excluding VAT: £45,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

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

II.2.3) Place of performance

NUTS codes

- UKE13 - North and North East Lincolnshire

Main site or place of performance

Former Western Secondary School and Playing Field Site on Cambridge Road, Grimsby

II.2.4) Description of the procurement

Highly prominent development site, which is suitable for residential development.

Freehold site extending to 22.9 acres (9.3 hectares).

The site benefits from an outline planning permission for up to 297 residential units and a 90 bed extra care facility. The extra care facility located to the north east of the site will be developed through a separate arrangement and is not included as part of this tender.

The Council intend to procure a developer during the summer/autumn of 2022. The procurement route will be a streamlined competitive dialogue procedure.

A market engagement event will take place in early summer to provide details about the procurement process.

II.2.14) Additional information

The extra care facility located to the north east of the site will be developed through a separate arrangement and is not included as part of this tender.

The Authority will conduct the procurement via <https://yortender.eu-supply.com/> (YORtender). You will need to be registered with YORtender in order to be able to take part in the procurement. Registration is free.

There are supplier user guides available on YORtender which you may find useful if you need help accessing and using the system.

If you have technical difficulties using YORtender then please refer to the user guides on YORtender or contact uksupport@eu-supply.com or 0800 840 2050

II.3) Estimated date of publication of contract notice

30 June 2022

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: No