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Not applicable

CPF2040-21 SCF Residential Delivery and Development Framework

Devon County Council

F14: Notice for changes or additional information

Notice reference: 2021/S 000-013323

Published: 14 June 2021, 11:55am

Section I: Contracting authority/entity

I.1) Name and addresses

Devon County Council

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Contact

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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.

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2021/S 000-010987](#)

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

IV.2.2

Place of text to be modified

Time limit for receipt of projects or requests to participate

Instead of

Date

2 July 2021

Local time

12:00pm

Read

Date

16 July 2021

Local time

12:00pm