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Contract

B874 - The Provision of Porthcawl Waterfront Regeneration Area Masterplan and Design Code

Bridgend County Borough Council

F03: Contract award notice

Notice identifier: 2024/S 000-013976

Procurement identifier (OCID): ocds-h6vhtk-041014

Published 1 May 2024, 8:52am

Section I: Contracting authority

I.1) Name and addresses

Bridgend County Borough Council

Bridgend County Borough Council, Procurement Unit, Civic Offices, Angel Street

Bridgend

CF31 4WB

Email

tenders@bridgend.gov.uk

Telephone

+44 1656643643

Country

United Kingdom

NUTS code

UKL17 - Bridgend and Neath Port Talbot

Internet address(es)

Main address

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

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0417

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Consultancy

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

B874 - The Provision of Porthcawl Waterfront Regeneration Area Masterplan and Design Code

Reference number

B874

II.1.2) Main CPV code

- 71200000 - Architectural and related services

II.1.3) Type of contract

Services

II.1.4) Short description

This is an award notice for The Provision of Porthcawl Waterfront Regeneration Area Masterplan and Design Code.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £201,304

II.2) Description

II.2.2) Additional CPV code(s)

- 71300000 - Engineering services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services
- 71600000 - Technical testing, analysis and consultancy services

II.2.3) Place of performance

NUTS codes

- UKL17 - Bridgend and Neath Port Talbot

II.2.4) Description of the procurement

Porthcawl has been earmarked for significant investment and regeneration for a number of years with Bridgend County Borough Council (BCBC) taking a leading role in terms of past and current developments. A significant part of the waterfront was purchased by the Welsh Government (WG) in March 2023 and together with BCBC both public bodies have formed a land owners agreement which will see the waterfront master planned as one development.

As part of its work to bring forward regeneration in Porthcawl, BCBC previously prepared a Supplementary Planning Guidance (SPG) document in 2007. The 2007 SPG was based on a high level masterplan for Porthcawl Harbourside which provided for new homes alongside major retail and leisure developments, community provision, new road systems, land set aside for health provision, and other areas of public amenity, including new sea defences.

More recently BCBC has formulated and approved a Placemaking Strategy following a period of public consultation. The Strategy provides a high level masterplan and sets out a vision and approach to the development of 32 ha of land across the Porthcawl Waterfront Regeneration Area (PWRA) for mixed use development including significant areas of public realm. The future provision of open space for public access, amenity and enjoyment was a crucial issue emerging from key stakeholder and public consultation carried out in developing the Placemaking Strategy. Subsequent to the Placemaking Strategy the open space concept design has been prepared in order to capture a vision and framework for the nature of the public open spaces, their potential future uses and potential design approaches. Alongside the open space concept design an infrastructure plan has been prepared which considers the phasing and delivery of key infrastructure in synergy with the provision of the planned development including new open spaces.

In March 2023 Welsh Government Acquired land at Coney Beach and Sandy Bay and the wider Sandy Bay East and Sandy Bay West Development site is now jointly owned by Welsh Government and BCBC. The joint public sector landowners are fully committed to bringing forward high quality mixed use regeneration and the preparation of a masterplan and design code is considered an important next step ahead of any future planning application and / or procurement exercise to appoint a developer.

As joint public sector landowners BCBC and WG have strong shared aspirations to maximise the social value that flows from the development as such delivering 50% of the residential development as affordable housing and including a substantial proportion of

low carbon homes are core objectives that will need to be taken into account as part of this commission. Additionally, providing high quality residential accommodation that accords with WDQR 2021 standards is a key requirement.

This Procurement was for the preparation of design work needed to bring forward the nature and scale of mixed-use development anticipated across the PWRA. However, the waterfront at Porthcawl can deliver something special to residents and visitors alike. The successful consultants will need to demonstrate that they can see, and are bought into, the vision for what can and should be delivered on this unique site.

The lead consultant will be a Masterplanner/urban designer but will work with, and be informed by, property agents, civil engineers and other experts as directed by the brief.

The commission will be masterplan led with a supporting design code, consideration of mix of uses, scale and massing, views & linkages and other architectural and urban design factors as the consultant may advise necessary and appropriate.

This work is a joint commission between BCBC and WG who wish to commission a consultant consortium, to produce a master plan and associated design code.

II.2.5) Award criteria

Quality criterion - Name: Quality Weighting / Weighting: 700

Cost criterion - Name: Price Weighting / Weighting: 300

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

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: [2023/S 000-031951](#)

Section V. Award of contract

Contract No

B874

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

19 April 2024

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 8

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 12

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

The Urbanists

The Creative Quarter, 8A Morgan Arcade

CARDIFF

CF101AF

Telephone

+44 2920236133

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £201,304

Section VI. Complementary information

VI.3) Additional information

Please see tender documents. Please note all Unsuccessful suppliers were notified via etenderwales and this is a joint commission between Welsh Government and BCBC.

(WA Ref:141053)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom