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Contract

Central Winchester Regeneration – Development Partner Procurement.

Winchester City Council

F03: Contract award notice

Notice identifier: 2024/S 000-014867

Procurement identifier (OCID): ocds-h6vhtk-03234f

Published 9 May 2024, 4:19pm

Section I: Contracting authority

I.1) Name and addresses

Winchester City Council

Winchester City Council

Colebrook Street, Winchester

SO23 9LJ

Contact

Amy Tranah

Email

procurement@winchester.gov.uk

Country

United Kingdom

Region code

UKJ36 - Central Hampshire

National registration number

00609812

Internet address(es)

Main address

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

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/86482>

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

Central Winchester Regeneration – Development Partner Procurement.

Reference number

WCC/CWR/001

II.1.2) Main CPV code

- 45211360 - Urban development construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Winchester City Council, as contracting authority, has appointed a development partner to enter into an agreement for the delivery of the Central Winchester Regeneration scheme.

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: £150,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45111000 - Demolition, site preparation and clearance work
- 45111291 - Site-development work

- 45112700 - Landscaping work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45233260 - Pedestrian ways construction work
- 45262700 - Building alteration work
- 45330000 - Plumbing and sanitary works
- 45453100 - Refurbishment work
- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70300000 - Real estate agency services on a fee or contract basis
- 70331000 - Residential property services
- 71000000 - Architectural, construction, engineering and inspection services
- 71220000 - Architectural design services

- 71240000 - Architectural, engineering and planning services
- 71247000 - Supervision of building work
- 71251000 - Architectural and building-surveying services
- 71311000 - Civil engineering consultancy services
- 71312000 - Structural engineering consultancy services
- 71315200 - Building consultancy services
- 71400000 - Urban planning and landscape architectural services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 71541000 - Construction project management services
- 45220000 - Engineering works and construction works

II.2.3) Place of performance

NUTS codes

- UKJ36 - Central Hampshire

Main site or place of performance

Winchester

II.2.4) Description of the procurement

The transformation of the central Winchester regeneration (CWR) site is of key strategic importance to the Council. The vision for the area is for a mixed-use, pedestrian friendly quarter that reflects the distinctive character of Winchester City Centre, supports a vibrant retail and cultural / heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings. This vision is set out within the Central Winchester Regeneration Supplementary Planning Document (SPD) 2018 and a Development Brief.

The Council has procured a development partner to turn this vision into reality.

The site (as detailed in the procurement documents) is located in the heart of the City and includes the bus station, Kings Walk, Coitbury House, Friarsgate car park and the old Friarsgate Medical Centre. The site comprises circa 3.68 acres (1.49 ha) of land and consists of two separate boundaries.

Under the terms of a development agreement the development partner will undertake to deliver the overall development on a phased basis, and in accordance with the SPD and Development Brief. The development partner is appointed to carry out design and planning, community engagement and consultation, and all other preparatory activities prior to the draw-down of each phase (by way of long lease).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Cost criterion - Name: Commercial / Weighting: 30

II.2.11) Information about options

Options: Yes

Description of options

Additional works or services may be purchased as a result of this procurement in order to enable the development of the defined site within the scope of the Development Brief.

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

Competitive dialogue

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: [2022/S 000-007349](#)

Section V. Award of contract

Contract No

1

Title

Development Partner for Central Winchester Regeneration.

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 April 2024

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received by electronic means: 3

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

V.2.3) Name and address of the contractor

Partnerships and Places LLP

10 St Giles Square

London

WC2H 8AP

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

Yes

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

Total value of the contract/lot: £150,000,000

Section VI. Complementary information

VI.3) Additional information

The total value shown in II.1.7 and V.2.4 is an expression of the estimated gross development value (GDV).

VI.4) Procedures for review

VI.4.1) Review body

London High Court of England and Wales

Technology and Construction Court

London

EC4A 1NL

Telephone

+44 2079477156

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Service Lead – Legal Services Winchester City Council

City Offices, Colebrook Street

Winchester

SO23 9LJ

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Service Lead – Legal Services Winchester City Council

City Offices, Colebrook Street

Winchester

SO23 9LJ

Country

United Kingdom