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Tender

## **Construction of the development at Loxford Lane site, Ilford**

London Borough of Redbridge

F02: Contract notice

Notice identifier: 2022/S 000-016025

Procurement identifier (OCID): ocids-h6vhtk-03453e

Published 10 June 2022, 2:40pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

London Borough of Redbridge

7th Floor, Lynton House, 255-259 High Road

Ilford

IG1 1NN

#### **Contact**

Mr Stephen Abraham

#### **Email**

[Stephen.Abraham@walthamforest.gov.uk](mailto:Stephen.Abraham@walthamforest.gov.uk)

#### **Telephone**

+44 7341548530

#### **Country**

United Kingdom

**NUTS code**

UKI53 - Redbridge and Waltham Forest

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/Login>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Login>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Construction of the development at Loxford Lane site, Ilford

Reference number

DN612804

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The development shall comprise a total of 159 residential dwellings comprising 17 houses and 142 apartments, with a mix of Affordable Rent, Private sale, and Community Land Trust tenures. The site will be complete with access road, parking areas and other associated site works.

This ITT has been developed to achieve the selection of a provider to deliver the Procurement as described in the Find a Tender Notice. The Authority is using the competitive procedure with negotiation (CPN) process, pursuant to the Public Contracts Regulations 2015 (PCR 2015) as amended. The CPN process allows any economic operator to request to participate in the tender process. Requests to participate in the process will require the submission and completion of the selection questionnaire. The Authority will select the top five highest ranking Bidders who met the criteria to submit initial tenders. If there are less than 5 qualifying bidders, the number of qualifying bidders will be taken through to the ITT stage.

#### **II.1.5) Estimated total value**

Value excluding VAT: £42,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.3) Place of performance**

NUTS codes

- UKI53 - Redbridge and Waltham Forest

### **II.2.4) Description of the procurement**

The procurement is for the development of Loxford Lane Site. The development shall comprise a total of 159 residential dwellings comprising 17 houses and 142 apartments, with a mix of Affordable Rent, Private sale, and Community Land Trust tenures. The site will be complete with access road, parking areas and other associated site works.

The procurement strategy is via competitive procedure with negotiation using a Single Stage procurement under a JCT Design and Build Contract 2016 (the Building Contract) incorporating LBR's standard amendments to contract. If the Authority chooses not to award the contract on the basis of initial tender responses, up to a maximum of the three (3) highest scoring bidders who submitted a compliant Tender Response will be invited to participate in negotiation with the Authority to improve the content of their Tender Response.

### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

28

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.12) Information about electronic catalogues**

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

### **II.2.13) Information about European Union Funds**

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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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.2.2) Time limit for receipt of tenders or requests to participate**

Date

13 July 2022

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

19 August 2022

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

## **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

## **VI.3) Additional information**

If the Authority chooses not to award the contract on the basis of initial tender responses, up

to a maximum of the three (3) highest scoring bidders who submitted a compliant Tender

Response will be invited to participate in negotiation with the Authority to improve the

content of their Tender Response. In line with regulation 29 (14) PCR 2015 the Authority will not negotiate in relation to the Minimum Requirements or the Award criteria. However, in advance of negotiations, the Authority will inform bidders which areas of their bid they are interested in negotiating on and provide bidders with an opportunity to also highlight areas. Once the Authority is satisfied that no further negotiations are required, all bidders, if appropriate will be notified that the negotiations have concluded and will be invited to submit their final tenders. The Authority will re-evaluate the final bids in line with the method statements and award

criteria.

## **VI.4) Procedures for review**

### **VI.4.1) Review body**

High Court of England and Wales

Strand, City of Westminster, London

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Country

United Kingdom

### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures

London Borough of Redbridge shall in accordance with the Public Contracts (Amendment)

Regulations 2015, incorporate a minimum 10 day standstill period commencing at the point

that information on the intention to award the contract is sent to tenderers. Such additional information should be sought from the contact named in this notice. The Authority shall, as

soon as possible after the decision has been made, inform the tenderers and candidates of

its decision, and shall do so by notice in writing electronically.

If an appeal regarding the award of a contract has not been successfully resolved, Public

Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at

risk of harm by a breach of the rules to take action in the High Court (England and Wales).

Any such action must be started within 30 days beginning with the date when the aggrieved

party first knew or ought to have known that grounds for starting the proceedings had arisen.

Where a contract has not been entered into the Court may order the setting aside of the

award decision or order the authority to amend any document and may award damages.

Following the 10 day standstill period, if no further debriefing has been requested, the Court

may only award damages once the contract has been entered into