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Contract

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

NORTH EAST LINCOLNSHIRE COUNCIL

F03: Contract award notice

Notice identifier: 2023/S 000-019428

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

Published 7 July 2023, 10:55am

Section I: Contracting authority

I.1) Name and addresses

NORTH EAST LINCOLNSHIRE COUNCIL

Municipal Offices, Town Hall Square

GRIMSBY

DN31 1HU

Email

procurement@nelincs.gov.uk

Country

United Kingdom

Region code

UKE13 - North and North East Lincolnshire

Justification for not providing organisation identifier

Not on any register

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.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

Reference number

56651

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 (the Council) has 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

All questions and clarifications must be submitted via <https://yortender.eu-supply.com/>

All responses must be submitted via <https://yortender.eu-supply.com/>

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: £45,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45215214 - Residential homes construction work

II.2.3) Place of performance

NUTS codes

- UKE13 - North and North East Lincolnshire

Main site or place of performance

North East Lincolnshire

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 procurement route will be a streamlined competitive dialogue procedure, with dialogue taking place in the autumn.

II.2.5) Award criteria

Quality criterion - Name: Quality and Design Proposals / Weighting: 20%

Quality criterion - Name: Delivery Strategy and Resources Proposals / Weighting: 15%

Quality criterion - Name: Programme / Weighting: 5%

Quality criterion - Name: Social Value / Weighting: 10%

Quality criterion - Name: Funding / Weighting: 5%

Quality criterion - Name: Robustness of Price and Cost Assumptions / Weighting: 5%

Quality criterion - Name: Legal and Commercial / Weighting: 10%

Price - Weighting: 30%

II.2.11) Information about options

Options: No

II.2.14) Additional information

The tender pack is made up of the supplier questionnaire which will be used to shortlist a maximum of 5 bidders who will be invited to participate in dialogue (ITPD).

An information memorandum is included within the draft Invitation to Participate in Dialogue (ITPD) and sets out the project requirements.

The draft ITPD also includes the evaluation criteria on which final bids will be scored.

The tender pack also includes the Heads of Terms and draft Agreement for Lease and Lease.

The contract term is determined by the Homes England Grant Funding Agreement.

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 000-022033](#)

Section V. Award of contract

Contract No

56651

Title

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

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

16 June 2023

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 0

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

Keepmoat Homes Limited

Keepmoat, The Waterfront, Lakeside, Boulevard

Doncaster

DN4 5PL

Country

United Kingdom

NUTS code

- UKE31 - Barnsley, Doncaster and Rotherham

Companies House

02207338

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £45,000,000

Total value of the contract/lot: £45,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

North East Lincolnshire Council - Legal Services

Municipal Offices

Grimsby

DN31 1HU

Country

United Kingdom

Internet address

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

VI.4.2) Body responsible for mediation procedures

North East Lincolnshire Council - Legal Services

Municipal Offices

Grimsby

DN31 1HU

Country

United Kingdom