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Planning

Transforming Tyisha

Carmarthenshire County Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-020458

Procurement identifier (OCID): ocds-h6vhtk-03e279

Published 17 July 2023, 11:21am

Section I: Contracting authority

I.1) Name and addresses

Carmarthenshire County Council

County Hall

Carmarthen

SA31 1JP

Contact

Laura Aitchison

Email

tyisha@carmarthenshire.gov.uk

Telephone

+44 1267234567

Country

United Kingdom

NUTS code

UKL14 - South West Wales

Internet address(es)

Main address

<https://www.carmarthenshire.gov.wales>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0281

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Transforming Tyisha

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Carmarthenshire County Council wishes to appoint a development partner to drive forward an exciting and ambitious redevelopment regeneration of the Tyisha ward, Llanelli.

The development partner will deliver sustainable, high quality, mixed use housing-led developments that considers the character of the area and helps the area to thrive through housing, employment, and environmental improvements. The developments will aim to become a prosperous gateway connecting both strategic sites of the new Pentre Awel development and Llanelli town centre.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work

- 45211360 - Urban development construction work
- 45211341 - Flats construction work
- 45213100 - Construction work for commercial buildings
- 45215212 - Retirement home construction work
- 79400000 - Business and management consultancy and related services
- 70000000 - Real estate services
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70322000 - Vacant-land rental or sale services
- 71520000 - Construction supervision services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services
- 71200000 - Architectural and related services
- 71300000 - Engineering services

II.2.3) Place of performance

NUTS codes

- UKL14 - South West Wales

Main site or place of performance

Llanelli, Carmarthenshire

II.2.4) Description of the procurement

The development partner will work with Carmarthenshire County Council to provide good quality affordable homes for families, elderly and disabled. The properties will need to be of a mixed tenure and be affordable to rent and buy. This will need to be delivered in line with our corporate strategic regeneration plans to deliver new affordable homes across the county.

The development partner will provide significant investment and regeneration expertise and contribute to transforming the overall economic, environmental, cultural, and social well-being of the Tyisha Ward.

Alongside the housing-led developments, the partner will improve aspects of the public realm, community facilities, and restoring or redeveloping existing buildings at the key sites. The Council requires the partner to jointly develop initiatives to benefit local economic development while improving skills, ambition, health and resilience across the Tyisha ward ensuring communication and engagement is key during the delivery.

The aim of this Notice is to assist Carmarthenshire County Council to ascertain how potential development partners will develop new innovative solutions to achieve the above objectives. A previous successful Early Market Engagement was conducted in 2022 and the Council is now looking to progress with finding a suitable partner to help achieve the existing ambitions for the area with a partner appointment planned for spring / summer 2024.

Further information on the key sites and objectives for the overall place making project can be found at:

<https://www.carmarthenshire.gov.wales/home/business/development-and-investment/tyisha>

II.3) Estimated date of publication of contract notice

4 September 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

Carmarthenshire County Council would welcome your views on the opportunity of becoming a development partner. If you would like to share your views and ideas please complete the attached questionnaire and submit it by e-mail to tyisha@carmarthenshire.gov.uk, by no later than 18/08/2023.

Further information on the key sites and objectives for the overall place making project, in addition to guidance on sharing your views, can be found at:

<https://www.carmarthenshire.gov.wales/home/business/development-and-investment/tyisha-is-changing-looking-for-a-development-partner/#.ZLF1cnbMK5d>

The Council reserves the right to enter discussion with interested parties in respect of their responses. If you are interested in participating in such discussion, please indicate your interest when providing your response. It is anticipated that such discussion will take place via informal meetings. The information you provide will be used and retained by the Council and will assist it to inform and shape the project.

Consolidated contributions from this exercise may be published in a non-attributable form as part of further market consultation. Your response should specifically identify areas of proprietary or commercially sensitive information that you do not wish to be disclosed. The Council may ask respondents to clarify their submissions.

The Council will be arranging a presentation for interested parties as part of the Market Engagement exercise. This will be held on 31st July 2023 within the development area and provide interested parties with an opportunity to visit the key sites. To register an interest, please contact the Council at: tyisha@carmarthenshire.gov.uk

There are no tender documents available at present; submissions received will not be scored and will not form part of any evaluation process. Please note that this is not a call for tenders or a pre-qualification exercise. This early market engagement exercise will not be used for the purposes of short-listing at any later stage and non-participation will not restrict access to any future selection process.

Subject to a formal procurement process being approved subsequent to the Market Engagement exercise, it is the Council's intention to undertake a Competitive Dialogue procedure in order to appoint a development partner. However, the Council reserves the right to vary, alter or amend the structure of the procurement process (if any) at its sole discretion. The Council reserves the final right to follow what it considers to be the most appropriate approach to market the project and will not meet any costs incurred by any party in responding to this early market engagement exercise. Having considered all representations, the Council reserves the right to package the requirement in such a way as to offer the most cost effective, sustainable solution.

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=131550.

(WA Ref:131550)