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Planning

## **Ecton Brook Redevelopment and Construction of New Homes**

Northamptonshire Partnership Homes Limited

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-020719

Procurement identifier (OCID): ocds-h6vhtk-047b6b

Published 8 July 2024, 9:27am

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

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

Northamptonshire Partnership Homes Limited

The Guildhall, St. Giles Square

Northampton

NN1 1DE

#### **Email**

[procurement@nph.org.uk](mailto:procurement@nph.org.uk)

#### **Country**

United Kingdom

#### **Region code**

UKF24 - West Northamptonshire

## **Companies House**

09019453

## **Internet address(es)**

Main address

<https://in-tendhost.co.uk/wnc/asp/Home>

Buyer's address

<https://in-tendhost.co.uk/wnc/asp/Home>

## **I.3) Communication**

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

<https://in-tendhost.co.uk/wnc/asp/Home>

Additional information can be obtained from the above-mentioned address

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

Body governed by public law

## **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**

Ecton Brook Redevelopment and Construction of New Homes

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

- 45215214 - Residential homes construction work

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

Works

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

Northamptonshire Partnership Homes are seeking a contractor to complete the redevelopment of an existing site and construction of a number of new homes.

The scope of the project is the design and build of 18 new units at our site on Ecton Brook Road, Northampton. The site received full planning permission for the demolition of the existing care home building and construction of 18no new dwellings (comprising of 2,3 and 4 bed) and associated car parking, and landscaping earlier this year (application no: WNN/2023/0685)

#### **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

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

NUTS codes

- UKF2 - Leicestershire, Rutland and Northamptonshire

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

Northamptonshire Partnership Homes are seeking a contractor to complete the redevelopment of an existing site and construction of a number of new homes.

The scope of the project is the design and build of 18 new units at our site on Ecton Brook Road, Northampton. The site received full planning permission for the demolition of the existing care home building and construction of 18 new dwellings (comprising of 2,3 and 4 bed) and associated car parking, and landscaping earlier this year (application no: WNN/2023/0685).

See following link for full report:

[https://westnorthants.moderngov.co.uk/documents/s16317/WNN 2023 0685 Report.pdf](https://westnorthants.moderngov.co.uk/documents/s16317/WNN%2023%200685%20Report.pdf)

The associated works and services consist of the following non exhaustive list:

- Demolition and disposal of the existing building and associated structures
- Site clearance works (including removal of asbestos containing materials)
- Site preparatory works including pile foundations and landscaping
- Infrastructure works including streets, footpaths, covered cycle parking and car parking with external lighting throughout the site.

NPH anticipates that the tender opportunity will be issued late July / early August 2024 and will be advertised for approximately 8 weeks. The tender will be carried out as an open tender.

The contract will be a design and build, based on the JCT D&B 2024 standard form of contract.

Following bid submissions, NPH intends to evaluate and award this contract by February 2025 and is aiming for a start on site in April 2025.

To date, NPH have engaged with an Employer's Agent and design work has been progressed to RIBA Stage 3. The following information will be made available: Architectural, Civil and Structural drawings, arboriculture report, bird and bat survey, biodiversity net gain (BNG), ecology, fire strategy, ground penetrating radar (GPR), ground investigation (Phase I), noise assessment, topographical and removal and demolition surveys identifying asbestos containing materials (ACMs).

BRIEFING SESSION

NPH will be holding a further briefing session for interested parties at our office at Westbridge Depot (9-13 St. James Mill Road, Northampton, NN5 5JW) on Friday 9th August 2024, at 10am, where we will hold a short presentation on the project and answer any initial questions you may have. If you are interested in this opportunity and / or attending the briefing session please express an interest and NPH will keep you updated via the eTendering portal. Link - <https://in-tendhost.co.uk/wnc.aspx/ProjectManage/435>

## **II.3) Estimated date of publication of contract notice**

1 August 2024

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## **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

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## **Section VI. Complementary information**

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

If you are interested in this opportunity and / or attending the briefing session please express an interest and NPH will keep you updated via the eTendering portal. Link to opportunity:

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