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Not applicable

Wokingham Borough Council: Net Zero Carbon or Low Carbon Housing Developments– Market Engagement

Wokingham Borough Council

F14: Notice for changes or additional information

Notice identifier: 2021/S 000-021153

Procurement identifier (OCID): ocds-h6vhtk-02da11

Published 26 August 2021, 12:57pm

Section I: Contracting authority/entity

I.1) Name and addresses

Wokingham Borough Council

Civic Offices, Shute End

Wokingham

RG40 1BN

Contact

Ms Kate C Dyll

Email

kate.dyall@wokingham.gov.uk

Telephone

+44 1189746000

Country

United Kingdom

NUTS code

UKJ11 - Berkshire

Internet address(es)

Main address

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

Buyer's address

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

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

Wokingham Borough Council: Net Zero Carbon or Low Carbon Housing Developments–
Market Engagement

Reference number

DN553601

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Wokingham Borough Council is committed to the delivery of housing to meet the needs of its

residents across the Borough, through high quality, affordable housing, which meets the highest sustainable credentials and deliver best value for money for the Borough's residents. This commitment includes the utilisation of some of the Council's own land assets for housing.

We have two greenfield sites which we are seeking to develop with a mix of private and affordable housing, high quality open spaces and supporting infrastructure such as roads and utilities. Outline planning applications for the two sites have been submitted with determination anticipated in autumn 2021. It is currently envisaged that the sites will involve up to 87 and up to 130 units respectively with a mixture of one-to-four-bedroom units, though the exact number could change. The appointed developer will need to secure reserve matters planning consent.

Wokingham Borough Council declared a climate emergency in July 2019 which commits us to playing as full a role as possible in reducing our carbon footprint to be net zero carbon by 2030. Our Climate Emergency Action Plan was approved at council in January 2020 and lays out the initial steps on our journey to achieve net zero carbon by 2030.

To meet our net zero carbon target, we are fully invested in delivering, as far as possible, net carbon zero housing developments. We are therefore seeking to find the most feasible and best value option, which significantly reduces the operational carbon footprint of the development – ideally fully achieving

It is intended therefore that both developments should achieve the most feasible and best value option of reduction of carbon operational performance, be gas free and have the higher water efficiency standards contained in Regulation 36 of the Building Regulations, with a net gain of at least 10% of biodiversity.

The Council is also interested to explore how potential contractor(s) will consider embodied carbon reduction and reducing carbon emissions associated with the construction. We are also particularly interested in what the incremental cost would be of building zero carbon versus standard building.

Our ambition is to deliver a split of approximately 50% private dwellings and 50% of affordable housing on site, subject to financial assessment. The Council is interested to understand the different financial delivery models that could be used to deliver these housing developments. It is anticipated that the developer would own and be able to sell the private properties whilst the affordable housing would be managed by the Council's housing company.

We would like to hear supplier views on what the council should consider with regard to developing these sites in the best possible way. The PIN closes at 5pm on 31st August 2021. Market Engagement Meetings: These will take place on 6th September and possibly individual sessions on 13th and 14th September

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

II.1.4

Instead of

Date

31 August 2021

Local time

5:00pm

Read

Date

31 August 2021