

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/021602-2024>

Contract

## **Lancaster Canal Quarter: Nelson Street - Sustainable Housing Developer Partner**

Lancaster City Council

F03: Contract award notice

Notice identifier: 2024/S 000-021602

Procurement identifier (OCID): ocids-h6vhtk-040448

Published 15 July 2024, 10:40am

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

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

Lancaster City Council

Town Hall, Dalton Square

Lancaster

LA1 1PJ

#### **Contact**

Mr Justin Shaw

#### **Email**

[jshaw@lancaster.gov.uk](mailto:jshaw@lancaster.gov.uk)

#### **Telephone**

+44 1524582375

#### **Country**

United Kingdom

**Region code**

UKD44 - Lancaster and Wyre

**Internet address(es)**

Main address

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

Buyer's address

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

**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**

Lancaster Canal Quarter: Nelson Street - Sustainable Housing Developer Partner

Reference number

DN685725

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

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

Regeneration of the Canal Quarter area is critical to enhancing Lancaster's role as a sub-regional centre and boosting its housing, commercial, cultural and leisure offer. Over the next 10 years it is envisaged that key "gap" sites and dereliction within the 6.5 ha wider site envelope will be addressed, and development progressed for a mix of uses that will complement the existing town centre and provide for balanced place-making. Lancaster City Council is seeking to appoint a preferred housing developer partner to assist in delivering its housing regeneration ambitions for a city council owned site designated for early release within the Lancaster Canal Quarter regeneration area. The council is seeking bids from housing developers (and their associates) or consortium (with identified lead organisation) to promote and develop an early phase market housing scheme. It is expected that development will achieve the highest possible degree of energy efficiency and provide an exemplar in terms of sustainable build and achievement of carbon reduction targets. The council has been awarded Brownfield Land Release Fund (BLFR) money for the site, the aim of which is to unlock new homes on derelict and underused brownfield land through the One Public Estate programme. The money will help the council to bring forward plans for this early phase housing site which would see new homes delivered to the council's exacting environmental standards.

#### **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: £250,000

### **II.2) Description**

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

NUTS codes

- UKD44 - Lancaster and Wyre

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

Regeneration of the Canal Quarter area is critical to enhancing Lancaster's role as a sub-regional centre and boosting its housing, commercial, cultural and leisure offer. Over the next 10 years it is envisaged that key "gap" sites and dereliction within the 6.5 ha wider site envelope will be addressed, and development progressed for a mix of uses that will complement the existing town centre and provide for balanced place-making. Lancaster City Council is seeking to appoint a preferred housing developer partner to assist in delivering its housing regeneration ambitions for a city council owned site designated for

early release within the Lancaster Canal Quarter regeneration area. The council is seeking bids from housing developers (and their associates) or consortium (with identified lead organisation) to promote and develop an early phase market housing scheme. It is expected that development will achieve the highest possible degree of energy efficiency and provide an exemplar in terms of sustainable build and achievement of carbon reduction targets. The council has been awarded Brownfield Land Release Fund (BLFR) money for the site, the aim of which is to unlock new homes on derelict and underused brownfield land through the One Public Estate programme. The money will help the council to bring forward plans for this early phase housing site which would see new homes delivered to the council's exacting environmental standards.

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

Quality criterion - Name: Quality / Weighting: 75

Quality criterion - Name: Social Value / Weighting: 10

Price - Weighting: 15

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

Options: No

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

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

---

## **Section IV. Procedure**

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

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

Restricted procedure

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

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-028542](#)

---

## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

18 June 2024

#### **V.2.2) Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 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**

RP Tyson Construction LTD

1 Mitcham Road

Blackpool

FY4 4QN

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

No

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

Total value of the contract/lot: £250,000

---

## **Section VI. Complementary information**

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

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

Lancaster City Council

Lancaster

Country

United Kingdom