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Tender

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

NORTH EAST LINCOLNSHIRE COUNCIL

F02: Contract notice

Notice identifier: 2022/S 000-022033

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

Published 10 August 2022, 2:56pm

Section I: Contracting authority

I.1) Name and addresses

NORTH EAST LINCOLNSHIRE COUNCIL

Municipal Offices, Town Hall Square

GRIMSBY

DN31 1HU

Contact

procurement@nelincs.gov.uk

Email

procurement@nelincs.gov.uk

Telephone

+44 1472323018

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

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

Buyer's address

<https://www.nelincs.gov.uk/your-council/finances-spending-and-contracts/contracts-and-tenders/>

I.3) Communication

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

<https://yortender.eu-supply.com>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://yortender.eu-supply.com>

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

YORtender Reference 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.1.5) Estimated total value

Value excluding VAT: £45,000,000

II.1.6) Information about lots

This contract is divided into lots: No

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £45,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

120

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

There will be a maximum of 5 bidders shortlisted to take part in dialogue following evaluation of the supplier selection questionnaire submissions.

The shortlisting criteria is set out in the supplier selection questionnaire.

Down selecting will not be applied during the dialogue stage and all shortlisted bidders will be invited to submit a final tender (ISFT)

II.2.10) Information about variants

Variants will be accepted: No

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

As per the contract documentation

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 000-012876](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

13 September 2022

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

3 October 2022

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

North East Lincolnshire Council - Legal Services

Municipal Offices

Gimsby

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