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Contract

Northstowe Phase 2 - Land Collaboration Agreement

Homes England (the name adopted by the Homes and Communities Agency)

F03: Contract award notice

Notice identifier: 2024/S 000-022182

Procurement identifier (OCID): ocds-h6vhtk-047e58

Published 18 July 2024, 10:07am

Section I: Contracting authority

I.1) Name and addresses

Homes England (the name adopted by the Homes and Communities Agency)

Northstowe House, Rampton Road, Longstanton

Northstowe

CB24 3EN

Contact

Mr Matthew Brown

Email

matthew.brown@homesengland.gov.uk

Telephone

+44 3001234500

Country

United Kingdom

Region code

UKF - East Midlands (England)

Internet address(es)

Main address

<https://www.gov.uk/government/organisations/homes-england>

I.4) Type of the contracting authority

National or federal Agency/Office

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Northstowe Phase 2 - Land Collaboration Agreement

Reference number

DN731586

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

Homes England has entered into a Land Collaboration Agreement with Keepmoat and Capital and Centric covering undeveloped land in an around the centre of Northstowe,

Cambridgeshire. The objectives of the Agreement are - to deliver residential and commercial development on the Property in accordance with Outline Permission and Existing s106 agreement (and s106 agreements from time to time) as varied from time to time; agree an accelerated programme for the delivery; maximise the land receipts; and adding where appropriate and applicable social value. It is envisaged, that when agreement is reached, each Developer will draw down land separately.

As there are two Developers party to the Agreement, the lot structure within this notice has been used to ensure sufficient information is disclosed. Note that as the Agreement has no consideration attached, in order to complete this notice, notional values of 1 GBP is included to ensure mandatory fields are completed.

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £1

II.2) Description

II.2.1) Title

Lot No

1

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)

II.2.4) Description of the procurement

The Land Collaboration Agreement establishes the role of the First Developer (this lot) and the Second Developer (Lot 2). The responsibilities of each Developer are the same. Each Developer will present development proposals to Homes England. If these proposals demonstrate compliance with the core requirements of Northstowe (including land value) they will be able to draw down the land on a conditional freehold, phased basis, subject to planning.

Note that the information disclosed at II.2.5 is mandatory information and that balanced reasoning was established for progressing the Land Collaboration Agreement without prior publication rather than a detailed evaluation criteria.

Note that the information disclosed at V.2 reflects the engagement during this process with two parties as an award without prior publication.

II.2.5) Award criteria

Quality criterion - Name: Non-Price / Weighting: 50

Price - Weighting: 50

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

II.2) Description

II.2.1) Title

Lot No

2

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)

II.2.4) Description of the procurement

The Land Collaboration Agreement establishes the role of the Second Developer (this lot) and the First Developer (Lot 1). The responsibilities of each Developer are the same. Each Developer will present development proposals to Homes England. If these proposals demonstrate compliance with the core requirements of Northstowe (including

land value) they will be able to draw down the land on a conditional freehold, phased basis, subject to planning.

Note that the information disclosed at II.2.5 is mandatory information and that balanced reasoning was established for progressing the Land Collaboration Agreement without prior publication rather than a detailed evaluation criteria.

Note that the information disclosed at V.2 reflects the engagement during this process with two parties as an award without prior publication.

II.2.5) Award criteria

Quality criterion - Name: Non-Price / Weighting: 50

Price - Weighting: 50

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

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The Land Collaboration Agreement and any Conditional Freehold Disposal of Land to the First or Second Developers either individually or collectively are not considered procurement of works or services and therefore outside the scope of Public Contract Regulation 2015. In reaching this view, Homes England has obtained external legal advice supporting this position.

Before adopting this approach for Northstowe Phase 2, competitive procurements have been undertaken with limited success. These failed procurements have undermined the pace of development and contributed to the justification of the approach outlined here.

For the wider Northstowe development opportunity, Homes England will continue to engage developers in a range of ways across its land portfolio, including opportunities for up to 5,000 homes at Phase 3A and Phase 3B.

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract

Lot No

1

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 May 2024

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 1

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: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Keepmoat Homes Limited

The Waterfront, Lakeside Boulevard,

Doncaster

DN4 5PL

Country

United Kingdom

NUTS code

- UKE3 - South Yorkshire

The contractor is an SME

No

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

Total value of the contract/lot: £1

Section V. Award of contract

Lot No

2

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 May 2024

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 1

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: 2

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Capital and Centric (Autumn) Limited

1st Floor, Neptune Mill, 64 Chapeltown Street

Manchester

M1 2WQ

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

The contractor is an SME

Yes

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

Total value of the contract/lot: £1

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom