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Contract

Uplands, Nailsea - Development Procurement

North Somerset Council

F25: Concession award notice

Notice identifier: 2022/S 000-022295

Procurement identifier (OCID): ocds-h6vhtk-02f6bb

Published 12 August 2022, 2:00pm

Section I: Contracting authority/entity

I.1) Name and addresses

North Somerset Council

Walliscote Grove Road

WESTON-SUPER-MARE

BS231UJ

Contact

Miranda Huntley

Email

miranda.huntley@n-somerset.gov.uk

Country

United Kingdom

Region code

UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.n-somerset.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

Uplands, Nailsea - Development Procurement

Reference number

DN561773

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

North Somerset Council procured a development partner, by way of a concession, to deliver 52 homes on its land south of The Uplands, Nailsea. The site benefits from Full

planning consent for a very high quality and sustainable development of 52 homes. The site benefits from the Homes England Local Authority Accelerated Construction Fund (LA-AC) and the One Public Estate Land Release Fund (LRF). This includes £481,028 Land Release Fund grant which will be passed to the successful developer to fund eligible enabling works. The conditions of the funding commitments set out a number of requirements including timely investment in eligible enabling works, the use of Modern Methods of Construction (panelised), the provision of a minimum of 30% affordable housing and delivery of the scheme at an accelerated pace. The council followed a process similar to the Competitive Dialogue procedure. The Concession Contracts Regulations 2016 ("CCR") apply to this scheme. The council used the Homes England building lease. The council selected a preferred development partner who is able to offer both the quality of scheme and the best consideration in terms of land payment being offered.

II.1.6) Information about lots

This concession is divided into lots: No

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

Value excluding VAT: £20,400,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45233000 - Construction, foundation and surface works for highways, roads
- 70111000 - Development of residential real estate
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Main site or place of performance

Nailsea, North Somerset.

II.2.4) Description of the procurement

NSC procured a development partner by way of a concession, to deliver 52 homes on its land south of The Uplands, Nailsea. The site has secured Full planning consent for a very high quality and sustainable development, designed by the Stirling Prize winning architects, Mikhail Riches. This includes that all homes are to meet Passivhaus standards. The site benefits from the Homes England Local Authority Accelerated Construction Fund (LA-AC) and the One Public Estate Land Release Fund (LRF). This includes £481,028 Land Release Fund grant which will be passed to the successful developer to fund eligible enabling works. Terms of the funding require various conditions to be met, which must be pre-requisites for any bidder. These are as follows:

- Compliance with specified deadlines for start on site and scheme completion.
- Use of panellised Modern Methods of Construction (MMC) throughout.
- A minimum of 30% affordable housing.
- Use of the LRF allocation to fund enabling works, specifically site clearance, groundworks and access.

The council will be using the Homes England building lease. The council used this competitive process to select a preferred development partner who is able to offer both the quality of scheme and the best consideration in terms of land payment being offered.

II.2.5) Award criteria

Concession is awarded on the basis of the criteria described below:

- Criterion: 80% Quality 20% price at Final Tender stage

II.2.7) Duration of the concession

Duration in months

Section IV. Procedure

IV.1) Description

IV.1.1) Form of procedure

Award procedure with prior publication of a concession notice

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: [2021/S 000-028492](#)

Section V. Award of concession

A concession/lot is awarded: Yes

V.2) Award of concession

V.2.1) Date of concession award decision

22 June 2022

V.2.2) Information about tenders

Number of tenders received: 2

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

V.2.3) Name and address of the concessionaire

Stonewood Partnerships Limited

Chippenham

Country

United Kingdom

NUTS code

- UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area

Companies House

11645128

The concessionaire is an SME

Yes

V.2.4) Information on value of concession and main financing terms (excluding VAT)

Total value of the concession/lot: £20,400,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

North Somerset Council

Weston-super-Mare

Country

United Kingdom