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Awarded contract

## **20 087 Housing Development Framework**

Cheshire East Borough Council

F03: Contract award notice

Notice reference: 2021/S 000-023571

Published: 22 September 2021, 2:15pm

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

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

Cheshire East Borough Council

Westfields, Middlewich Road

Sandbach

CW11 1HZ

#### **Contact**

Mrs Victoria Adjekum

#### **Email**

[Victoria.adjekum@cheshireeast.gov.uk](mailto:Victoria.adjekum@cheshireeast.gov.uk)

#### **Telephone**

+44 1270686440

#### **Country**

United Kingdom

**NUTS code**

UKD62 - Cheshire East

**Internet address(es)**

Main address

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

Buyer's address

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

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

20 087 Housing Development Framework

Reference number

DN514177

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

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

The Council has received authority to set up a Housing Development Framework to assist in the delivery and management of a range of housing types across the borough. This tender process seeks to identify and select 8 housing developers/providers who will have the opportunity to engage in mini-competitions to develop housing schemes on Council-owned land assets.

The Framework intends to intervene in the market where there is unmet need for particular types of accommodation. This can include a range of provision including open market sale, private rented, affordable tenures, older persons accommodation and specialist need such as extra care housing.

Site usage will be determined by the Council and will take into consideration a range of indicators including existing stock, consented developments and Council strategies which aim to encourage strong mixed communities and suitable accommodations options for residents across Cheshire East.

The total value of the Housing Development Framework (“the Framework”) will be in the range region of 80 000 000 to 100 000 000GBP.

The values given in this notice are only estimations indicative only and are based on the estimated gross development value for both the initial 3 year contract period and extension option of up to a further 12 months. The Authority has based its estimations on bringing forward a number of sites or potential sites during the course of the total 4 year Framework period but the Authority does not give any guarantee that all of those sites will be brought

forward during the term of the Framework, given that further approvals will be required to dispose of the sites or that this Framework will be the only mechanism by which the Authority chooses to dispose of the sites.

### **II.1.6) Information about lots**

This contract is divided into lots: No

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

Lowest offer: £1 / Highest offer: £100,000,000 taken into consideration

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services

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

NUTS codes

- UKD62 - Cheshire East

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

The ambition of the Housing Development Framework is to enable the delivery of a suite of different housing types. The Local Plan Strategy 2010-2030 provides the full, objectively assessed housing needs for the borough to support economic growth and outlines how to meet those housing needs. The Local Plan Strategy identified a need for 36,000 new homes to be built over the plan period between 2010 and 2030, and included a wide range of dwellings to be provided across the whole borough, but the majority focus was placed in the Principal Towns of Cheshire East (Crewe and Macclesfield), as well as the Key Service Centres and Local Service Centres.

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

Quality criterion - Name: Quality / Weighting: 100

Price - Weighting: 0

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

Options: Yes

Description of options

option to extend by 1 x 12 month

## **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.2.14) Additional information**

This procurement exercise was conducted on Cheshire East Borough Council's electronic contract and tender management system at the [www.the-chest.org.uk](http://www.the-chest.org.uk) and is now closed.

The project reference on The Chest is DN514177. The values given in this notice are only estimations — the Council gives no guarantee or warranty or makes any representation as to the accuracy of any indicative values. Contract for the duration of 36 months with the option to extend by a further 12

months.

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## **Section IV. Procedure**

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

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

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

#### **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 000-004951](#)

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## **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**

23 August 2021

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

Number of tenders received: 14

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: 14

The contract has been awarded to a group of economic operators: Yes

**V.2.3) Name and address of the contractor**

Regenda Limited

The Foundry, 42 Henry Street

Liverpool

L1 5AY

Country

United Kingdom

NUTS code

- UKD72 - Liverpool

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Plus Dane Housing Limited

Atlantic Pavilion, Salthouse Quay, Royal Albert Dock

Liverpool

L3 4AE

Country

United Kingdom

NUTS code

- UKD72 - Liverpool

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

ENGIE Regeneration Ltd

Q3 Quorum Business Park, Benton Lane

Newcastle upon Tyne

NE12 8EX

Country

United Kingdom

NUTS code

- UKC22 - Tyneside

National registration number

01738371

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Weaver Vale Housing Trust Limited

Gadbrook Point, Rudheath Way, Gadbrook Park

Cheshire

CW9 7LL.

Country



United Kingdom

NUTS code

- UKD63 - Cheshire West and Chester

The contractor is an SME

No

### **V.2.3) Name and address of the contractor**

The Guinness Partnership Limited (TGPL)

TGPL. 30 Brock Street, Regent's Street

London

NW1 3FG

Country

United Kingdom

NUTS code

- UKI31 - Camden and City of London

The contractor is an SME

No

### **V.2.3) Name and address of the contractor**

Cheshire Peaks and Plains Housing Trust Limited

Ropewalks, Newton St

Macclesfield

SK11 6QJ

Country

United Kingdom

NUTS code

- UKD62 - Cheshire East

The contractor is an SME

No

### **V.2.3) Name and address of the contractor**

Aspire Housing Limited

Kingsley, The Brampton, Newcastle-under-Lyme

Stoke-on-Trent

ST5 0QW

Country

United Kingdom

NUTS code

- UKG23 - Stoke-on-Trent

The contractor is an SME

No

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

Lowest offer: £1 / Highest offer: £100,000,000 taken into consideration

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## **Section VI. Complementary information**

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

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

Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

Cheshire East Borough Council incorporated a standstill period at the point information on the award of the contract was communicated to tenderers. That notification provided full information on the award decision. The standstill period, which was for a minimum of 10 calendar days provided time for unsuccessful tenderers to challenge the award decision before the contract was entered into. The Public Contracts Regulations, 2015 (SINo 102) provides for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).