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Tender

Residential Redevelopment - Land at Trent Road, Bulkington

WARWICKSHIRE PROPERTY & DEVELOPMENT GROUP LIMITED

F02: Contract notice

Notice identifier: 2024/S 000-025399

Procurement identifier (OCID): ocds-h6vhtk-0489cf

Published 12 August 2024, 12:07pm

The closing date and time has been changed to:

18 September 2024 - no time specified

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

WARWICKSHIRE PROPERTY & DEVELOPMENT GROUP LIMITED

Shire Hall, Market Place

WARWICK

CV344RL

Contact

Robert Andrews

Email

robandrews@wpgd.co.uk

Telephone

+44 1926956156

Country

United Kingdom

Region code

UKG13 - Warwickshire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.wpdg.co.uk/>

I.3) Communication

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

https://www.wpdg.co.uk/wp-content/uploads/2024/08/WPDG_Trent-Rd_Contractor-SQ-09.08.2024.pdf

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.wpdg.co.uk/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Property Development Activity

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Residential Redevelopment - Land at Trent Road, Bulkington

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Warwickshire Property Development Ltd (WPD) a subsidiary of Warwickshire Property & Development Group Ltd (WPDG) is the arms length development and delivery vehicle of Warwickshire County Council (WCC).

The company is looking to ultimately appoint an experienced residential property developer or main contractor to deliver all services associated with the residential redevelopment of this vacant and surplus development site.

II.1.5) Estimated total value

Value excluding VAT: £5,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKG13 - Warwickshire

II.2.4) Description of the procurement

Warwickshire Property Development Ltd (WPD) a subsidiary of Warwickshire Property & Development Group Ltd (WPDG) is the arms length development and delivery vehicle of Warwickshire County Council (WCC).

The company is looking to ultimately appoint an experienced residential property developer or main contractor to deliver all services associated with the redevelopment of this vacant and surplus development site.

Outline planning consent, with all matters reserved, except for access for development of up to 30 dwellings is currently being sought. The planning application submitted to Nuneaton and Bedworth Borough Council (the LPA) has a target determination date of November 2024.

Main contractor services required but not limited to the following:

- Working up reserved matters planning consent following the entering into of a Pre-Construction Services Agreement (PCSA).
- Discharge of relevant planning conditions as required to facilitate scheme delivery.
- Undertake all required preparatory works on site including constructing any temporary and permanent scheme access, site clearance, cut & fill, establishing site levels, installation of drainage, power, water and other services as required, construction of the houses from foundation until fit out to an agreed specification so that the completed houses are ready for market sale, and affordable dwellings are packaged for sale to a registered provider.
- Establishing a sales suite.
- The completed houses are to be constructed to achieve a minimum EPC B.
- Completion of all necessary external works, road adoption and technical approvals for utilities connections.
- All necessary aftersales requirements and satisfaction of snagging and rectifications within the 12 month rectification period.

For the avoidance of doubt WPD will take all sales risk and fund the entirety of the PCSA and subject to satisfactory completion of the PCSA parties can then enter into a JCT D&B contract for the construction works which will be fully funded by WPD.

Although WPD are taking the sales risk, a contracting partner who understands the market, setting up a sales presence and utilising in house routes to market can be

considered as a proposal within any tender return in addition to 'typical' contractor related services.

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: £5,000,000

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

Duration in months

24

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: No

II.2.14) Additional information

Full return instructions are included within the SQ document download

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.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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: Yes

IV.2) Administrative information

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

Originally published as:

Date

12 September 2024

Changed to:

Date

18 September 2024

See the [change notice](#).

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.4) Procedures for review

VI.4.1) Review body

Warwickshire Property & Development Group

Warwick

Country

United Kingdom