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Tender

The Affordable Housing Framework Agreement

Conwy County Borough Council

F02: Contract notice

Notice identifier: 2022/S 000-025622

Procurement identifier (OCID): ocds-h6vhtk-0367f7

Published 13 September 2022, 11:37am

The closing date and time has been changed to:

21 October 2022, 4:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Conwy County Borough Council

Bodlondeb, Bangor Road

Conwy

LL32 8DU

Contact

Sarah Martin

Email

procurement@conwy.gov.uk

Telephone

+44 1492574000

Country

United Kingdom

NUTS code

UKL13 - Conwy and Denbighshire

Internet address(es)

Main address

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

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0389

I.3) Communication

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

www.sell2wales.gov.wales

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.sell2wales.gov.wales

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

The Affordable Housing Framework Agreement

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Conwy County Borough Council (the "Council") is looking to procure (using the Open Procedure) a panel of suitably-qualified Registered Social Landlords ("RSLs") to an "Affordable Housing Framework" (the "Framework") to deliver a step change in the volume and quality of affordable homes (and ancillary mixed uses) in Conwy.

The works to be delivered by the Framework may include affordable housing, extra care housing, specialist housing and other ancillary mixed uses on sites across Conwy. The Council has a number of sites (including but not limited to) the Heath, Llanfairfechan and Ty Mawr, Old Colwyn, and other sites (including Council owned properties which are declared surplus to requirements and which will be made available to Framework members for affordable housing) which it intends to release to the Framework members for delivery of new homes in Conwy.

In order to be awarded a place on the Framework, RSLs will need to have a track record of successfully delivering new affordable homes in Conwy, be zoned to work in Conwy, have access to Welsh Government Social Housing Grant Programme, and be able to deliver new homes that meet Welsh Government standards. New affordable housing shall, where possible, incorporate Modern Methods of Construction, social value outcomes, and achieve sustainable standards.

The Framework will allow the Council to make direct awards, or conduct mini-competitions in order to select RSLs to enter into Development Agreements, land disposal agreements, and other infrastructure agreements with RSLs appointed onto the Framework. The Framework will allow the Council and RSL panel members to conduct earlier discussions on what can be delivered on land which becomes available in Conwy over the duration of the Framework. The Council is looking to use the Framework as a means of achieving a

step-change in the delivery and quality of affordable homes in Conwy.

II.1.5) Estimated total value

Value excluding VAT: £120,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45111000 - Demolition, site preparation and clearance work

II.2.3) Place of performance

NUTS codes

- UKL13 - Conwy and Denbighshire

Main site or place of performance

Conwy County

II.2.4) Description of the procurement

The Council is looking to establish a Framework of RSLs to deliver affordable housing projects in Conwy which may include but shall not be limited to:

1. residential use;
2. mixed-use residential-led sites;

3. Mixed-use elements to include health facilities, education and community facilities, retail or commercial development;
4. Urban regeneration;
5. Refurbishment / retrofit of existing houses, residential buildings, empty homes and associated buildings for residential-led use;
6. Refurbishment, restoration, conversion of heritage or other buildings for residential-led use;
7. Demolition, site remediation, infrastructure and enabling works to prepare sites for residential or mixed-use development;
8. Design and construction of homes; and
9. Self-build or custom build enabling as part of a larger development.

The procurement will involve a one stage Open Procedure process conducted in accordance with the Public Contract Regulations 2015. The Framework will be established for a period of 4 years. The overall value of projects on this lot is GBP 120,000,000.

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: £120,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Information and formalities necessary for evaluating if requirements are met in accordance with Regulations 57-58 of the Public Contracts Regulations 2015 and is set out in the selection questionnaire.

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

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

Framework agreement with several operators

Envisaged maximum number of participants to the framework agreement: 7

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

13 October 2022

Local time

12:00pm

Changed to:

Date

21 October 2022

Local time

4:00pm

See the [change notice](#).

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

English, Welsh

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)

IV.2.7) Conditions for opening of tenders

Date

13 October 2022

Local time

2:00pm

Place

Electronically.

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.3) Additional information

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=124704.

The buyer has indicated that it will accept electronic responses to this notice via the

Postbox facility. A user guide is available at https://www.sell2wales.gov.wales/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

The Contractor shall ensure that all contracts with Subcontractors and Suppliers which the Contractor intends to procure following the Award date, and which the Contractor has not, before the date of this Contract, already planned to award to a particular Subcontractor or Supplier, are advertised through the Sell2Wales portal (www.sell2wales.gov.wales) and awarded following a fair, open, transparent and competitive process proportionate to the nature and value of the contract.

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

Please see the tender pack for full details.

(WA Ref:124704)

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom