

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/026941-2024>

Planning

## **Broadland Development Services Homes for the Future Framework**

Broadland Development Services Limited

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-026941

Procurement identifier (OCID): ocds-h6vhtk-049339

Published 22 August 2024, 7:05pm

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

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

Broadland Development Services Limited

Norwich City Football Club, South Stand, Carrow Road

Norwich

NR1 1HU

#### **Contact**

Jake Bridgford

#### **Email**

[Jake.Bridgford@aecom.com](mailto:Jake.Bridgford@aecom.com)

#### **Telephone**

+44 7793307747

**Country**

United Kingdom

**Region code**

UKH1 - East Anglia

**Internet address(es)**

Main address

<https://www.broadlandgroup.org>

Buyer's address

<https://www.broadlandgroup.org>

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

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

Body governed by public law

**I.5) Main activity**

Housing and community amenities

---

## **Section II: Object**

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

#### **II.1.1) Title**

Broadland Development Services Homes for the Future Framework

Reference number

24-015

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

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

This notice is published to advertise a pre-procurement engagement being conducted by Broadland Development Services (BDS) – the development arm of Broadland Housing Association (BHA), a registered provider of Social Housing and Broadland St Benedicts Limited. This procurement is for a Main Contractor Framework and will be used to facilitate mini-competition (and by exception direct award) tender exercises amongst framework contractors for planned developments over an (up to) 5-year period. All framework projects will focus on place making, low operation/net zero carbon and biodiversity – to create sustainable communities. There is anticipated to be 10 projects to be procured under this framework. The majority of projects will be a construction value in the region £5m to £15m and be in Norfolk and North-Suffolk, UK. BDS are keen to hear from Contractor of all experience levels and those who share BDS values, so an appropriate ITT can be developed aligned to the skills and capabilities of the market. Broadland Development Services (BDS) is the development arm of Broadland Housing Association (BHA), a registered provider of Social Housing. BHA was formed in 1963 and built the first scheme, at Shipfield in Norwich, in 1967. Today, BHA provide more than 5,500 quality homes across Norfolk and north Suffolk. New developments are operationally low carbon to reduce residents bills and provide a sustainable place for communities and nature to thrive. BDS are the contracting authority under Regulation 2 of the Public Contracts Regulations 2015 (“PCR 2015”). The Framework will be available for use by BDS and external clients where BDS provide a Development Agency function. BDS is seeking expressions of interest and feedback from interested parties in respect of a forthcoming procurement process to let an (up to) 5-year Main Contractor 'Framework' as defined by the Public Contracts Regulations 2015 (PCR 2015) – “BDS Homes for the

Future Framework”. This notice has been prepared by BDS to give an overview of this procurement and contains details on a pre-procurement engagement process. As described above, this procurement is for a Main Contractor Framework and will be used to facilitate mini-competition (and by exception direct award) tender exercises amongst framework contractors for planned developments over an (up to) 5-year period. Framework projects will focus on place making, low operation / net zero carbon and biodiversity – to create sustainable communities. Refer to detailed description of the procurement below for more information. A questionnaire is provided to capture expression of interest and feedback from interested parties.

### **II.1.5) Estimated total value**

Value excluding VAT: £100,000,000

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

This contract is divided into lots: Yes

Maximum number of lots that may be awarded to one tenderer: 2

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

This procurement will be divided into lots, which will be informed subject to expression of interest and feedback from

interested parties; lots are anticipated as follows;

£5m £10m

£10m £15m

£15m £30m

Please note lots are subject to change and will be confirmed at SQ stage.

## **II.2) Description**

### **II.2.1) Title**

Construction value £5m £10m

Lot No

1

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

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215214 - Residential homes construction work
- 45215220 - Construction work for social facilities other than subsidised residential accommodation

**II.2.3) Place of performance**

NUTS codes

- UKH1 - East Anglia

Main site or place of performance

East Anglia

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

BDS believe that to meet climate targets all new buildings must operate at net zero carbon by 2030. In light of this, Broadland Development Services strategy for schemes moving forward is to develop ways of achieving the end goal of Homes for the Future. It has been identified that to do this, developments need to focus on 'building light', 'building wise', 'building low carbon', 'building for the future' and 'building collaboratively'. Therefore, the following elements will be central to the design for each project to be procured under this Framework:-

- o Human Factors - Focusing on health and wellbeing, user experience and social value
- o Circular Economy - Focusing on resource efficiency, environmental, health impacts and overall number of resources/materials, and waste
- o Energy & Carbon - Focusing on operational energy and Whole Life Carbon
- o Ecology & Biodiversity - Focusing on land use, biodiversity net gain and nature-based solutions
- o Water – focusing on water use and quality, including Nutrient Neutrality
- o Connectivity & Transport - Focusing on compactness of the development, walkability, and low carbon transport.

BDS has as a result of the above, developed a Climate

Specification which outlines design and construction requirements that schemes adhere to in order to achieve the end goal of Homes for the Future. This ethos will be central to projects procured under this Framework; which will expand on these values – it is intended that a Social Value Charter will be drawn up and subject to ongoing discussion and monitoring to support Framework Contractors in furthering their social, environmental and economic objectives. In practice, BDS dwellings typically are constructed using panelised timber frames to achieve high levels of air tightness; supplemented with Air Source Heat Pumps, Mechanical Ventilation with Heat Recovery and Photo Voltaic Panels – to achieve an EPC A rating and moving towards operational net zero carbon. It should be noted that this specification may be adapted during the course of the framework to keep pace with legislation changes (i.e. Future Homes Standard), wider organisational climate objectives and site specific constraints and opportunities. Through past and future projects, BDS aim to support the local supply chain and keep investment in Norfolk for the benefit of local communities. A key requirement of this framework will be for Contractors to have supply chain connections within this region, but also support the wider community through social value and corporate social responsibility initiatives. There is anticipated to be 10 projects to be procured under this framework. The majority of projects will be a construction value in the region £5m to £15m and be in Norfolk and North-Suffolk, UK. The procedure will follow the restricted procedure concluding with the selection of a limited number of Framework Contractors who will be engaged, via mini-competition, for various construction projects over an (up to) 5 year period. Key dates for the procurement are noted for information below, however it should be noted they may be subject to change; 1.SQ Commencement: October 2024 2.ITT Release (to shortlisted tenderers): December 2024 3.Anticipated Contract Award: April 2025 BDS are keen to hear from Contractors of all experience levels and those who share BDS values, so an appropriate ITT can be developed aligned to the skills and capabilities of the market. Please respond via the market engagement questionnaire (link below) by no later than Monday 16 September 2024. <https://forms.office.com/r/abaBe0Z6RD>

## **II.2) Description**

### **II.2.1) Title**

Construction value £10m £15m

Lot No

2

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

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45215214 - Residential homes construction work
- 45215220 - Construction work for social facilities other than subsidised residential accommodation

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

NUTS codes

- UKH1 - East Anglia

Main site or place of performance

East Anglia

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

BDS believe that to meet climate targets all new buildings must operate at net zero carbon by 2030. In light of this, Broadland Development Services strategy for schemes moving forward is to develop ways of achieving the end goal of Homes for the Future. It has been identified that to do this, developments need to focus on 'building light', 'building wise', 'building low carbon', 'building for the future' and 'building collaboratively'. Therefore, the following elements will be central to the design for each project to be procured under this Framework:-

- oHuman Factors - Focusing on health and wellbeing, user experience and social value
- oCircular Economy - Focusing on resource efficiency, environmental, health impacts and overall number of resources/materials, and waste
- oEnergy & Carbon - Focusing on operational energy and Whole Life Carbon
- oEcology & Biodiversity - Focusing on land use, biodiversity net gain and nature-based solutions
- oWater – focusing on water use and quality, including Nutrient Neutrality
- oConnectivity & Transport - Focusing on compactness of the development, walkability, and low carbon transport.

BDS has as a result of the above, developed a Climate Specification which outlines design and construction requirements that schemes adhere to in order to achieve the end goal of Homes for the Future. This ethos will be central to projects procured under this Framework; which will expand on these values – it is intended that a Social Value Charter will be drawn up and subject to ongoing discussion and monitoring to support Framework Contractors in furthering their social, environmental and economic objectives. In practice, BDS dwellings typically are constructed using panelised timber frames to achieve high levels of air tightness; supplemented with Air

Source Heat Pumps, Mechanical Ventilation with Heat Recovery and Photo Voltaic Panels – to achieve an EPC A rating and moving towards operational net zero carbon. It should be noted that this specification may be adapted during the course of the framework to keep pace with legislation changes (i.e. Future Homes Standard), wider organisational climate objectives and site specific constraints and opportunities. Through past and future projects, BDS aim to support the local supply chain and keep investment in Norfolk for the benefit of local communities. A key requirement of this framework will be for Contractors to have supply chain connections within this region, but also support the wider community through social value and corporate social responsibility initiatives. There is anticipated to be 10 projects to be procured under this framework. The majority of projects will be a construction value in the region £5m to £15m and be in Norfolk and North-Suffolk, UK. The procedure will follow the restricted procedure concluding with the selection of a limited number of Framework Contractors who will be engaged, via mini-competition, for various construction projects over an (up to) 5 year period. Key dates for the procurement are noted for information below, however it should be noted they may be subject to change; 1.SQ Commencement: October 2024 2.ITT Release (to shortlisted tenderers): December 2024 3.Anticipated Contract Award: April 2025 BDS are keen to hear from Contractors of all experience levels and those who share BDS values, so an appropriate ITT can be developed aligned to the skills and capabilities of the market. Please respond via the market engagement questionnaire (link below) by no later than Monday 16 September 2024. <https://forms.office.com/r/abaBe0Z6RD>

## **II.2) Description**

### **II.2.1) Title**

Construction Value £15m £30m

Lot No

3

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

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211200 - Sheltered housing construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work

- 45211341 - Flats construction work
- 45215214 - Residential homes construction work
- 45215220 - Construction work for social facilities other than subsidised residential accommodation

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

NUTS codes

- UKH1 - East Anglia

Main site or place of performance

East Anglia

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

BDS believe that to meet climate targets all new buildings must operate at net zero carbon by 2030. In light of this, Broadland Development Services strategy for schemes moving forward is to develop ways of achieving the end goal of Homes for the Future. It has been identified that to do this, developments need to focus on 'building light', 'building wise', 'building low carbon', 'building for the future' and 'building collaboratively'. Therefore, the following elements will be central to the design for each project to be procured under this Framework:-

- oHuman Factors - Focusing on health and wellbeing, user experience and social value
- oCircular Economy - Focusing on resource efficiency, environmental, health impacts and overall number of resources/materials, and waste
- oEnergy & Carbon - Focusing on operational energy and Whole Life Carbon
- oEcology & Biodiversity - Focusing on land use, biodiversity net gain and nature-based solutions
- oWater – focusing on water use and quality, including Nutrient Neutrality
- oConnectivity & Transport - Focusing on compactness of the development, walkability, and low carbon transport.

BDS has as a result of the above, developed a Climate Specification which outlines design and construction requirements that schemes adhere to in order to achieve the end goal of Homes for the Future. This ethos will be central to projects procured under this Framework; which will expand on these values – it is intended that a Social Value Charter will be drawn up and subject to ongoing discussion and monitoring to support Framework Contractors in furthering their social, environmental and economic objectives. In practice, BDS dwellings typically are constructed using panelised timber frames to achieve high levels of air tightness; supplemented with Air Source Heat Pumps, Mechanical Ventilation with Heat Recovery and Photo Voltaic Panels – to achieve an EPC A rating and moving towards operational net zero carbon. It should be noted that this specification may be adapted during the course of the framework to keep pace with legislation changes (i.e. Future Homes Standard), wider organisational climate objectives and site specific constraints and opportunities. Through past and future projects, BDS aim to support the local supply chain and keep investment in Norfolk for the benefit of local communities. A key requirement of this framework will be for Contractors

to have supply chain connections within this region, but also support the wider community through social value and corporate social responsibility initiatives. There is anticipated to be 10 projects to be procured under this framework. The majority of projects will be a construction value in the region £5m to £15m and be in Norfolk and North-Suffolk, UK. The procedure will follow the restricted procedure concluding with the selection of a limited number of Framework Contractors who will be engaged, via mini-competition, for various construction projects over an (up to) 5 year period. Key dates for the procurement are noted for information below, however it should be noted they may be subject to change; 1.SQ Commencement: October 2024 2.ITT Release (to shortlisted tenderers): December 2024 3.Anticipated Contract Award: April 2025 BDS are keen to hear from Contractors of all experience levels and those who share BDS values, so an appropriate ITT can be developed aligned to the skills and capabilities of the market. Please respond via the market engagement questionnaire (link below) by no later than Monday 16 September 2024. <https://forms.office.com/r/abaBe0Z6RD>

### **II.3) Estimated date of publication of contract notice**

11 October 2024

---

## **Section IV. Procedure**

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

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

The procurement is covered by the Government Procurement Agreement: No

---

## Section VI. Complementary information

### VI.3) Additional information

The basis on which the market engagement exercise is carried out is as follows: BDS is requesting feedback and whilst the views from the market sector are important, BDS may choose not to consider or implement any or all of the suggestions made through this process. If beneficial, BDS may also undertake further related market engagement in the future as refinement of the approach continues. All information provided on BDS's current thinking as part of the market engagement exercise (including the contents of this notice and associated questionnaire) should be considered indicative in nature and no overall decision on the delivery model has yet been made. The market engagement exercise is not a formal request for expressions of interest. Participation or non-participation in this exercise will not confer any advantage or disadvantage on any person in respect of any future competitive procurement process. However, the results of the market engagement exercise (including written responses and any clarification questions or meetings) may be used to shape and refine the delivery model before any formal competitive procurement process is launched. Respondents should note that information provided in response to the market engagement exercise may (at BDS's discretion) be disclosed by BDS to its directly appointed advisers and consultants (all of whom are subject to obligations of confidentiality as part of their appointment). The information provided in responses may also be disclosed, in a suitably summarised and anonymised form, to other stakeholders and to other interested persons. Notwithstanding that, where any response (or any part of it) is genuinely commercially sensitive, the respondent should make this clear, and BDS will not include that in any wider publication (beyond its directly appointed advisers and consultants). BDS is not obliged to respond to any correspondence related to the market engagement exercise. Direct or indirect canvassing of BDS (or any person connected with it) by any person concerning the market engagement exercise, or any attempt to procure information outside of the defined process is discouraged and may (in certain circumstances) require disqualification of the relevant person(s) from participation in any future competitive procurement process. Any costs of participation in this market engagement exercise will be borne by the respondent. All information provided by BDS during this market engagement exercise is at an early stage of development, is not intended by BDS to create any contract or other commitment and is not intended by BDS to be otherwise relied on by any person to any extent. BDS shall have no liability for any losses incurred by any person as a result any such reliance.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=884620304>

GO Reference: GO-2024822-PRO-27469844