

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/027299-2024>

Tender

## Homes England - Homestead Link Road - SW Rugby

Homes England (the name adopted by the Homes and Communities Agency)

F02: Contract notice

Notice identifier: 2024/S 000-027299

Procurement identifier (OCID): ocds-h6vhtk-040b61

Published 27 August 2024, 3:00pm

The closing date and time has been changed to:

**4 October 2024, 12:00pm**

See the [change notice](#).

## Section I: Contracting authority

### I.1) Name and addresses

Homes England (the name adopted by the Homes and Communities Agency)

7th Floor, 10 South Colonnade, Canary Wharf

London

E14 4PU

#### Email

[tenders@homesengland.gov.uk](mailto:tenders@homesengland.gov.uk)

#### Country

United Kingdom

## **Region code**

UKI - London

## **Internet address(es)**

Main address

<https://www.gov.uk/government/organisations/homes-england>

Buyer's address

<https://www.gov.uk/government/organisations/homes-england>

## **I.3) Communication**

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

<https://procontract.due-north.com/Advert?advertId=e9013b93-cd5e-ef11-812e-005056b64545&fromRfxSummary=True&rfxId=a0e27dcf-cd5e-ef11-812e-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert?advertId=e9013b93-cd5e-ef11-812e-005056b64545&fromRfxSummary=True&rfxId=a0e27dcf-cd5e-ef11-812e-005056b64545>

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

National or federal Agency/Office

## **I.5) Main activity**

Housing and community amenities

---

## **Section II: Object**

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

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

Homes England - Homestead Link Road - SW Rugby

Reference number

DN689253

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

- 45000000 - Construction work

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

Works

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

Homes England is seeking to appoint a construction partner to deliver this important piece of highway infrastructure and associated green infrastructure. This opportunity takes the form of a Restricted process and five compliant Suppliers will be shortlisted and invited to participate further in the procurement process at the Invitation to Tender (ITT) stage.

Homestead Link Road (HLR) is the primary piece of highway infrastructure required to unlock the South West Rugby development - set to deliver circa 5,000 new homes, primary and secondary schools, a new neighbourhood centre, 35 hectares of employment land and green infrastructure.

The development is a significant investment for Homes England, who are working with Rugby Borough Council and partners to accelerate the delivery of homes, employment land and enabling infrastructure on the site.

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

Value excluding VAT: £22,500,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 45111240 - Ground-drainage work
- 45112700 - Landscaping work
- 45112710 - Landscaping work for green areas
- 45232450 - Drainage construction works
- 45232451 - Drainage and surface works
- 45233100 - Construction work for highways, roads
- 45233120 - Road construction works
- 45233130 - Construction work for highways
- 45233161 - Footpath construction work

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

NUTS codes

- UKG - West Midlands (England)

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

The scope of works comprises the elements listed below, all as set out by planning application ref. R22/0928 which was submitted to Rugby Borough Council on 8th Sept 2022 and recommended for approval on 6th March 2024. The full details of the planning application can be found online at <https://planning.agileapplications.co.uk/rugby/application-details/35529>.

The scope of works details:

- Delivery of an approximately 2km long all-traffic single carriageway link road, including 2m verge, 2m footway and 3m cycleway on the development side of the carriageway
- A Pegasus crossing
- New junctions with the B4429 Coventry Road, Cawston Lane, Alywn Road, the A426

Rugby Road and to adjacent land allocated for residential development

- Realigned side road accesses to several existing residential properties
- A new junction off Alwyn Road, its partial re-alignment and construction of a future 'spine road' (part only) that will provide access to other land allocated for residential development at SW Rugby
- Utilities diversions
- Civils works in connection with utilities installations
- Associated works including street lighting, landscaping, surface water drainage infrastructure and ground remodelling
- Temporary works included maintaining access to third party properties affected by the works
- Creation of circa 180,000m<sup>2</sup> of new public open space to include informal footpaths, new and enhanced ecological habitats
- Maintenance of highways works for a period of one year following highway works completion, (period subject to ongoing discussion with adopting authority)
- Maintenance of the landscaping and planting for a period of one year following completion of the landscaping works, (period subject to ongoing discussion with adopting authority)

Pre-construction stage enabling works including above ground vegetation removal, ecological mitigation works, (removal of bat roosts and closure of badger setts and compensatory measures) and building demolitions (the removal of affected building at Cherry Tree Farm) are being managed directly by Homes England and its incumbent consultants ahead of the main construction period.

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

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

### **II.2.6) Estimated value**

Value excluding VAT: £22,500,000

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

Start date

7 July 2025

End date

25 February 2028

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.1.2) 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.2.2) Contract performance conditions**

Refer to procurement documents

#### **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.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-030741](#)

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

Originally published as:

Date

27 September 2024

Local time

12:00pm

Changed to:

Date

4 October 2024

Local time

12:00pm

See the [change notice](#).

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

9 December 2024

#### **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.3) Additional information**

The opportunity can be accessed via Home England's e-Tendering system. Tenderers wishing to be considered for this contract must register their expression of interest and submit via our e-Tendering system. If not already registered, candidates should register at

<https://procontract.due-north.com/Advert?advertId=e9013b93-cd5e-ef11-812e-005056b64545&fromRfxSummary=True&rfxId=a0e27dcf-cd5e-ef11-812e-005056b64545>

Homes England takes a zero-tolerance approach to bribery and corruption and sets high standards of impartiality, integrity and objectivity in relation to the stewardship of public funds and the management of its activities. The principles contained within this policy apply to both internal and external audiences, including anyone wishing to undertake business or engage with Homes England. Please refer to our anti-bribery and corruption policy by visiting <https://www.gov.uk/government/publications/anti-bribery-and-corruption-policy> for further information.

Homes England is committed to protecting the privacy and security of your personal data.

The privacy notice aims to give you information on how Homes England collects and processes personal data provided to us, including information that you provide directly, and tell you about your rights and how the law protects you. Please refer to our Privacy Notice at <https://www.gov.uk/government/organisations/homes-england/about/personal-information-charter> for further information.

All dates in this notice are indicative and may be amended.

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

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

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom