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Tender

## **Sheepfolds Housing Development Partner**

City Of Sunderland

F02: Contract notice

Notice identifier: 2024/S 000-027333

Procurement identifier (OCID): ocds-h6vhtk-0495c6

Published 27 August 2024, 4:13pm

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

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

City Of Sunderland

City Hall, Plater Way

Sunderland

SR1 3AA

#### **Contact**

Mr Andrew Raft

#### **Email**

[andrew.raft@sunderland.gov.uk](mailto:andrew.raft@sunderland.gov.uk)

#### **Telephone**

+44 7909320787

#### **Country**

United Kingdom

**Region code**

UKC23 - Sunderland

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

[gov.uk, www.sunderland.gov.uk](http://gov.uk, www.sunderland.gov.uk)

Buyer's address

[www.sunderland.gov.uk](http://www.sunderland.gov.uk)

**I.3) Communication**

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

<https://www.open-uk.org/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.open-uk.org/>

**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**

Sheepfolds Housing Development Partner

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

- 45210000 - Building construction work

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

Works

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

The Sheepfolds neighbourhood will comprise approximately 600 new homes. The range of house types have been developed to suit 21st century living patterns. There is a mix of 1, 2 and 3 bed apartments, 2 bed stacked duplex maisonettes, and 3 & 4 bed family sized townhouses with private gardens.

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

Value excluding VAT: £50,000,000

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

This contract is divided into lots: No

### **II.2) Description**

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

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 70110000 - Development services of real estate

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

NUTS codes

- UKC23 - Sunderland

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

The Sheepfolds masterplan sets a clear and deliverable phasing strategy that works with existing site infrastructure and brings a streetscape and sense of place and authenticity. It seeks to create a medium density walkable neighbourhood with a hierarchy of new public spaces and a mix of housing types that can support a diverse community.

Taller buildings are used to signify the most important gateways within the masterplan, with one at the end of the New Wear Footbridge. Linear apartment buildings enclose the new enhanced public realm and pedestrian route through to the Stadium of Light and the approach to massing to the linear park running parallel with the railway line seeks to echo the industrial heritage silhouette of the old Monkwearmouth Goods Yard. The massing to the river edge seeks to replicate the silhouettes being created by residential development taking place across the river at Vaux and Farrington Row.

The Sheepfolds neighbourhood will comprise approximately 600 new homes. The range of house types have been developed to suit 21st century living patterns. There is a mix of 1, 2 and 3 bed apartments, 2 bed stacked duplex maisonettes, and 3 & 4 bed family sized townhouses with private gardens.

The Council is seeking to appoint a developer development partner to bring forward residential development within the Sheepfolds development site, initially delivering Phase 1 with the potential to draw down subsequent phases for further residential development subject to the appointed developer successfully achieving agreed Key Performance Indicators as set out in the Development Agreement.

In addition to the delivery of new homes and the appointed developer will be expected to deliver the site remediation works for Phase 1 and with the potential for the award of a contract to construct to be appointed to procure the delivery of the Mobility Hub identified in the South East corner of plot 5 and other areas of public realm.

Phase 1 is a c.1.2-hectare site, made up of plots 4 and 5 and the immediately adjacent public realm. Massing studies completed at master planning stage suggest the site can accommodate c.160 homes and will be the catalyst for the regeneration of the wider Sheepfolds neighbourhood.

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

120

This contract is subject to renewal

No

**II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 3

Maximum number: 6

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: No

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**Section III. Legal, economic, financial and technical information**

**III.1) Conditions for participation**

**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**

Competitive dialogue

#### **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**

Date

26 September 2024

Local time

12:00pm

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

4 October 2024

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 18 (from the date stated for receipt of tender)

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## Section VI. Complementary information

### VI.1) Information about recurrence

This is a recurrent procurement: No

### VI.3) Additional information

Please note that the exact contract duration at this moment is unknown as this will be dictated by the winning contractors phase delivery plan. Whilst the notice states a 10 year period the Council expect the contract to be delivered considerably earlier than this timescale.

Please also note that the contract value is only an estimate at this time as we do not know what the residual land value will be until responses are received.

You will need to create an account on Open in order to access and bid for public sector opportunities issued by Sunderland City Council.

Visit [www.open-uk.org](http://www.open-uk.org) to register an account

(Registration is free and easy. Simply head over to [www.open-uk.org](http://www.open-uk.org) and complete the online registration form).

Top tips to help you get started:

Keep an eye out for the temporary password to confirm your account - this is only valid for 3 days so if you have not logged in during this period, you will need to contact [open.support@nepo.org](mailto:open.support@nepo.org) to request a new temporary password

Adding your Companies House number will populate fields and make it easier to register

Once registered, select Codes & Categories relevant to your area of business

Add [notifications@open-uk.org](mailto:notifications@open-uk.org) to your safe sender list to ensure you don't miss out on notifications of relevant opportunities

The Open Hub is packed with resources and information to help you get the most out of Open. We have answered your questions in our FAQ section and developed a range of how-to guides so you can familiarise yourself with the system at your own pace.

Visit [www.open-hub.org](http://www.open-hub.org) to find out more

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

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

Sunderland City Council

City Hall, Plater Way

Sunderland

SR1 3AA

Country

United Kingdom