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Tender

Framework for Council House Delivery Programme

Durham County Council

F02: Contract notice

Notice identifier: 2023/S 000-027468

Procurement identifier (OCID): ocds-h6vhtk-04018c

Published 18 September 2023, 11:32am

Section I: Contracting authority

I.1) Name and addresses

Durham County Council

County Hall

DURHAM

DH15UQ

Contact

Kelly Stewart

Email

kstew@durham.gov.uk

Country

United Kingdom

Region code

UKC14 - Durham CC

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.durham.gov.uk/>

Buyer's address

<https://www.nepo.org>

I.3) Communication

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

<https://www.nepo.org>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.nepo.org>

Tenders or requests to participate must be submitted to the above-mentioned address

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

Framework for Council House Delivery Programme

Reference number

690141

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This Framework is to appoint a Contractor for Durham County Council's Council House Delivery Programme.

There remains a need for more affordable homes across County Durham and on the 12th July 2023 Durham County Council Cabinet agreed an updated business plan for the Council House Delivery Programme.

The Framework will be let as a sole supplier agreement with a number one ranked contractor, with two further contractors held in reserve. The number one placed contractor will have first discussion over any subsequent scheme.

Following the Tender process, the main Contractor will enter into a PCSA for the First Project which will be Greenwood Avenue and Portland Avenue and will work with the Council and their Technical Advisor, Identity Consult, to develop a contract sums within the Council's budget. These contract sums will utilise any costs fixed during this tender process. Future sites will follow the same process but with the inflation mechanism set out in this tender applied where applicable to the costs in order to agree a contract sum

The documents must be downloaded from www.nepo.org and insert reference DN 690141 within the supplier area

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

There remains a need for more affordable homes across County Durham and on the 12th July 2023 Durham County Council Cabinet agreed an updated business plan for the Council House Delivery Programme.

The delivery of affordable housing to meet needs is a corporate priority and is identified in the Council Plan (2022-26) as part of the 'Our Communities' priority where it is stated: 'We want to provide a range of new housing to meet the needs and aspirations of our residents ... We aim to deliver more affordable housing'. Our People priority area sets out that 'People will be supported to live independently for as long as possible by delivering more homes to meet the needs of older and disabled people'. A key performance indicator of the Council Plan is to increase the net delivery of affordable homes in line with the identified need. Furthermore, the County Durham Housing Strategy (2019) seeks to maximise the delivery of affordable housing.

The market has been unable to deliver the number of affordable housing numbers required to meet the identified need of 836 affordable houses per year. In the five years between 2017/18 and 2021/22, the number of new affordable homes delivered (2,647) fell 36.7% short of the number needed (4,180). The failure to deliver the number of affordable homes required is adding pressure to the Council's Temporary Accommodation budget.

In demographic terms, the population of County Durham is ageing and over the next few decades, there will be a 'demographic shift' with the number (and proportion) of older people increasing. Population projections for County Durham indicate that from 2016 to 2035 the number of people aged over 65 will increase from 105,200 to 146,300 (a 39% increase) and those aged 75 and over will increase from 45,700 to 75,700 (a 65.6% increase). As most older people usually live in small households, mainly as couples and single people, a minimum of 90% of household growth over the County Durham Plan period (2016-35) will be in households aged over 65.

Homes will be developed to meet general affordable needs, including for families and couples, helping to tackle homelessness and bring down the cost of temporary accommodation. Bungalows will also be built to meet the needs of older people within our communities.

The Council House Delivery Programme would therefore serve to introduce an additional supply route for the provision of affordable homes in the County.

To ensure that any houses developed will serve to meet the requirements of occupants with differing needs including older or disabled people, all homes will be built to M4(2) adaptable and accessible standard. These properties allow adaptations to meet the changing needs of tenants over time.

The Framework will be let as a sole supplier agreement with a number one ranked contractor, with two further contractors held in reserve. The number one placed contractor will have first discussion over any subsequent scheme.

The Council, however, reserves the right to engage with the second-place contractor and then the third - place Contractor on the framework in order to price up an individual scheme or to conduct a Further Competition from the Framework at its sole discretion and as outlined in the framework agreement - call-off section. This would only be invoked where there were concerns regarding the delivery of the programme by the first placed contractor in relation to performance, timeliness, efficiency, effectiveness, quality, or cost.

Following the Tender process, the main Contractor will enter into a PCSA for the First Project which will be Greenwood Avenue and Portland Avenue and will work with the Council and their Technical Advisor, Identity Consult, to develop a contract sums within the Council's budget. These contract sums will utilise any costs fixed during this tender process. Future sites will follow the same process but with the inflation mechanism set out in this tender applied where applicable to the costs in order to agree a contract sum.

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

108

This contract is subject to renewal

Yes

Description of renewals

The Framework is expected to last for an initial five-year period. Schemes will be drawn down from the framework under a call-off method as detailed in the Framework document.

Call-off Contracts have the ability to continue following the completion of the Framework period.

The proposed Framework has an option to extend for a further 2 x 24 months from the actual end date.

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

Envisaged number of candidates: 5

Objective criteria for choosing the limited number of candidates:

The Council intends to invite the 5 (Five) highest scoring bidding organisations to tender (and ties), subject to having also passed Part 1, Part 2, and the other sections of Part 3, and obtained a Pass for all relevant Questions in this section

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: 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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted 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: 3

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

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

Date

18 October 2023

Local time

12:00pm

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

26 October 2023

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: 90 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

The High Court of England and Wales

7 Rolls Building, Fetter Lane,

London

EC4A 1NL

Email

tcc.issue@hmcts.gsi.gov.uk

Country

United Kingdom