

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/027936-2022>

Tender

Purbeck Gateway

Dorset Council

F02: Contract notice

Notice identifier: 2022/S 000-027936

Procurement identifier (OCID): ocds-h6vhtk-037311

Published 5 October 2022, 10:36am

Section I: Contracting authority

I.1) Name and addresses

Dorset Council

Dorset Council, County Hall, Colliton Park

Dorchester

DT1 1XJ

Contact

Tom Smith

Email

tom.smith@dorsetcouncil.gov.uk

Telephone

+44 1305221262

Country

United Kingdom

Region code

UKK25 - Dorset

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=6dffc84a-81c1-ec11-8113-005056b64545>

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/Index?advertId=6dffc84a-81c1-ec11-8113-005056b64545>

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

Purbeck Gateway

Reference number

DN608874

II.1.2) Main CPV code

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.1.3) Type of contract

Works

II.1.4) Short description

The wider Purbeck Gateway project is a development opportunity focused on providing affordable housing, Housing with Care and Support and Primary Healthcare in Wareham. This contract opportunity relates to the Purbeck Development Project's affordable housing and Housing with Care and Support elements only.

Once complete, the whole scheme which will be mixed use will comprise of the following:

- Extra Care housing – homes specifically designed to enable people with housing and support needs, mobility difficulties and increasing frailty to continue to live as independently as possible
- Affordable housing – including permanent Supported Living accommodation; offering support for adults with learning and physical disabilities
- A GP surgery and other primary care facilities (Please note that the sale of land and the development of the GP surgery and other primary care facilities is not within the scope of this procurement and will be procured separately)

II.1.5) Estimated total value

Value excluding VAT: £30,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211200 - Sheltered housing construction work
- 45215214 - Residential homes construction work
- 70130000 - Letting services of own property
- 70332000 - Non-residential property services
- 70333000 - Housing services

II.2.3) Place of performance

NUTS codes

- UKK25 - Dorset

II.2.4) Description of the procurement

The wider Purbeck Gateway project is a development opportunity focused on providing affordable housing, Housing with Care and Support and Primary Healthcare in Wareham. This contract opportunity relates to the Purbeck Development Project's affordable housing and Housing with Care and Support elements only.

Once complete, the whole scheme which will be mixed use will comprise of the following:

- Extra Care housing – homes specifically designed to enable people with housing and support needs, mobility difficulties and increasing frailty to continue to live as independently as possible
- Affordable housing – including permanent Supported Living accommodation; offering support for adults with learning and physical disabilities
- A GP surgery and other primary care facilities (Please note that the sale of land and the development of the GP surgery and other primary care facilities is not within the scope of this procurement and will be procured separately)

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 45

Quality criterion - Name: Social Value / Weighting: 5

Price - Weighting: 50

II.2.6) Estimated value

Value excluding VAT: £30,000,000

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

Duration in months

348

This contract is subject to renewal

Yes

Description of renewals

The initial construction period is expected to run from April 2023 to March 2027, followed by the Nominations Agreement which is for 25 years with the right to extend annually.

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

II.2.14) Additional information

The Tender has been issued by Dorset Council in accordance with the Open Procedure under the Public Contract Regulations 2015 ("the Regulations).

Dorset Council requires that the Tenderer or consortium must satisfy one of the following three scenarios. Scenarios 1) and 3) are preferred:

1) Be a Registered Provider of Housing, with a regulatory grading of G1/V1 (for RPs with

1000 or more social housing units), subject to no Regulatory Notices, and able to access Homes England grant funding to deliver affordable homes

2) If a consortium, the consortium must include a named Registered Provider of Housing who will be contractually responsible to Dorset Council for the housing nominations agreement. This RP will have a regulatory grading of G1/V1 (for RPs with 1000 or more social housing units), subject to no Regulatory Notices, and be able to access Homes England grant funding to deliver affordable homes. Dorset Council will require information as part of the tender submission about the proposed structure of the consortium, the roles and responsibilities of the parties, allocation of risk between the parties and the proposed ownership of and interest in the site as between the consortium members. In order to be satisfied that the proposed consortium structure will not adversely impact the risk profile of the arrangements to Dorset Council. Award of the contract will be conditional on the Consortium agreements being secured .

3) Be in the same group as a Registered Provider of Housing, with a regulatory grading of G1/V1 (for RPs with 1000 or more social housing units), subject to no Regulatory Notices, and able to access Homes England grant funding to deliver affordable homes. The RP will be contractually responsible to Dorset Council for the Housing nominations agreement.

This procurement specifically relates to development of the former Wareham Middle School site, on Worgret Road in Wareham. However, Dorset Council owns other sites in Wareham and wishes to reserve the right to appoint the successful tenderer to carry out future phases of development as part of this contract opportunity.

Future phases would be additional residential development, consisting of a mix of market, affordable, and specialist supported housing on other sites owned by Dorset Council within the town of Wareham. We estimate that the development value of these opportunities between £15m and £60m.

Before deciding to pursue this option, Dorset Council will consider the performance of the Developer to implement and deliver the contract for the Middle School development. The Council reserves the right to market alternative development sites separately. Further details about the circumstances in which Dorset Council may exercise the option are set out in the procurement documents

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

The successful bidder, whether a single party or a consortium, may be required to provide a parent company guarantee or other form of surety (in a form acceptable to the Council). Further details can be found in the procurement documents.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

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

Date

11 January 2023

Local time

12:00pm

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

IV.2.7) Conditions for opening of tenders

Date

11 January 2023

Local time

12:30pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Council reserve the right not to award a contract, to make whatever changes it sees fit to the structure and timing of the procurement process (including issuing updates and amendments to the procurement documents and inviting bids on the same or an alternative basis) or to cancel the process in its entirety at any stage.

VI.4) Procedures for review

VI.4.1) Review body

Dorset Council

Dorchester

Country

United Kingdom