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Tender

## **Uplands, Nailsea - Development Procurement**

North Somerset Council

F24: Concession notice

Notice identifier: 2021/S 000-028492

Procurement identifier (OCID): ocds-h6vhtk-02f6bb

Published 15 November 2021, 4:05pm

### **Section I: Contracting authority/entity**

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

North Somerset Council

Walliscote Grove Road

WESTON-SUPER-MARE

BS231UJ

#### **Contact**

Miranda Huntley

#### **Email**

[miranda.huntley@n-somerset.gov.uk](mailto:miranda.huntley@n-somerset.gov.uk)

#### **Country**

United Kingdom

## **NUTS code**

UKK1 - Gloucestershire, Wiltshire and Bristol/Bath area

## **Internet address(es)**

Main address

<https://www.n-somerset.gov.uk/>

## **I.3) Communication**

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

<https://www.supplyingthesouthwest.org.uk/>

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

<https://www.supplyingthesouthwest.org.uk/>

## **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**

Uplands, Nailsea - Development Procurement

Reference number

DN561773

#### **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**

North Somerset Council is seeking to procure a development partner, by way of a concession, to deliver 52 homes on its land south of The Uplands, Nailsea by way of a concession. The site benefits from Full planning consent for a very high quality and sustainable development of 52 homes. The site benefits from the Homes England Local Authority Accelerated Construction Fund (LA-AC) and the One Public Estate Land Release Fund (LRF). This includes £481,028 Land Release Fund grant which will be passed to the successful developer to fund eligible enabling works. The conditions of the funding commitments set out a number of requirements including timely investment in eligible enabling works, the use of Modern Methods of Construction (panelised), the provision of a minimum of 30% affordable housing and delivery of the scheme at an accelerated pace. The council intends to follow a process similar to the Competitive Dialogue procedure. The Concession Contracts Regulations 2016 ("CCR") apply to this scheme. The council will be using the Homes England building lease. The council will use this competitive process to select a preferred development partner who is able to offer both the quality of scheme and the best consideration in terms of land payment being offered.

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

This concession is divided into lots: No

## **II.2) Description**

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

- 45100000 - Site preparation work
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45213300 - Buildings associated with transport
- 45213316 - Installation works of walkways
- 45233000 - Construction, foundation and surface works for highways, roads
- 70111000 - Development of residential real estate
- 71000000 - Architectural, construction, engineering and inspection services

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

NUTS codes

- UKK12 - Bath and North East Somerset, North Somerset and South Gloucestershire

Main site or place of performance

Nailsea, North Somerset

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

NSC is seeking to procure a development partner by way of a concession, to deliver 52 homes on its land south of The Uplands, Nailsea. The site has secured Full planning consent for a very high quality and sustainable development, designed by the Stirling Prize winning architects, Mikhail Riches. This includes that all homes are to meet Passivhaus standards.

The site benefits from the Homes England Local Authority Accelerated Construction Fund (LA-AC) and the One Public Estate Land Release Fund (LRF). This includes £481,028 Land Release Fund grant which will be passed to the successful developer to fund eligible enabling works.

Terms of the funding require various conditions to be met, which must be pre-requisites for any bidder. These are as follows:

- Compliance with specified deadlines for start on site and scheme completion (see tender pack for details).
- Use of panellised Modern Methods of Construction (MMC) throughout.
- A minimum of 30% affordable housing.
- Use of the LRF allocation to fund enabling works, specifically site clearance, groundworks and access.

The council will be using the Homes England building lease. The council will use this competitive process to select a preferred development partner who is able to offer both the quality of scheme and the best consideration in terms of land payment being offered.

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

Concession is awarded on the basis of the criteria stated in the procurement documents

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## **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: Yes

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for submission of applications or receipt of tenders**

Date

15 December 2021

Local time

5:00pm

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

English

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## **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**

North Somerset Council

Town Hall, Walliscote Grove Road

Weston Super Mare

Country

United Kingdom