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Tender

Lancaster Canal Quarter: Nelson Street - Sustainable Housing Developer Partner

Lancaster City Council

F02: Contract notice

Notice identifier: 2023/S 000-028542

Procurement identifier (OCID): ocds-h6vhtk-040448

Published 27 September 2023, 4:24pm

Section I: Contracting authority

I.1) Name and addresses

Lancaster City Council

Town Hall, Dalton Square

Lancaster

LA1 1PJ

Contact

Mr Paul Rogers

Email

progers@lancaster.gov.uk

Telephone

+44 1524582334

Country

United Kingdom

Region code

UKD44 - Lancaster and Wyre

Internet address(es)

Main address

<http://www.lancaster.gov.uk/>

Buyer's address

<http://www.lancaster.gov.uk/>

I.3) Communication

Access to the procurement documents is restricted. Further information can be obtained at

<https://www.the-chest.org.uk/>

Additional information can be obtained from another address:

Lancaster City Council

Lancaster

Email

regensupport@lancaster.gov.uk

Country

United Kingdom

Region code

UKD44 - Lancaster and Wyre

Internet address(es)

Main address

<https://www.the-chest.org.uk/>

Tenders or requests to participate must be submitted electronically via

<https://www.the-chest.org.uk/>

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

Lancaster Canal Quarter: Nelson Street - Sustainable Housing Developer Partner

Reference number

DN685725

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Regeneration of the Canal Quarter area is critical to enhancing Lancaster's role as a sub-regional centre and boosting its housing, commercial, cultural and leisure offer. Over the next 10 years it is envisaged that key "gap" sites and dereliction within the 6.5 ha wider site envelope will be addressed, and development progressed for a mix of uses that will complement the existing town centre and provide for balanced place-making. Lancaster City Council is seeking to appoint a preferred housing developer partner to assist in delivering its housing regeneration ambitions for a city council owned site designated for early release within the Lancaster Canal Quarter regeneration area. The council is seeking bids from housing developers (and their associates) or consortium (with identified lead organisation) to promote and develop an early phase market housing scheme. It is expected that development will achieve the highest possible degree of energy efficiency and provide an exemplar in terms of sustainable build and achievement of carbon reduction targets. The council has been awarded Brownfield Land Release Fund (BLFR) money for the site, the aim of which is to unlock new homes on derelict and underused brownfield land through the One Public Estate programme. The money will help the council to bring forward plans for this early phase housing site which would see new homes delivered to the council's exacting environmental standards.

II.1.5) Estimated total value

Value excluding VAT: £13,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD44 - Lancaster and Wyre

Main site or place of performance

Nelson Street is a 0.34 hectare development site located within the Canal Quarter regeneration area in Lancaster City Centre consisting of surface public car parking (see Plan overleaf). Nelson Street has been identified as an opportunity to bring forward much needed homes in the first phase of the regeneration. It is bound by Nelson Street to the north, Lancaster Canal to the east and a residential apartment block to the west. A public pedestrian and cycle route traverses the site to the north, offering level access to the canal path.

II.2.4) Description of the procurement

Regeneration of the Canal Quarter area is critical to enhancing Lancaster's role as a sub-regional centre and boosting its housing, commercial, cultural and leisure offer. Over the next 10 years it is envisaged that key "gap" sites and dereliction within the 6.5 ha wider site envelope will be addressed, and development progressed for a mix of uses that will complement the existing town centre and provide for balanced place-making. Lancaster City Council is seeking to appoint a preferred housing developer partner to assist in delivering its housing regeneration ambitions for a city council owned site designated for early release within the Lancaster Canal Quarter regeneration area. The council is seeking bids from housing developers (and their associates) or consortium (with identified lead organisation) to promote and develop an early phase market housing scheme. It is expected that development will achieve the highest possible degree of energy efficiency and provide an exemplar in terms of sustainable build and achievement of carbon reduction targets. The council has been awarded Brownfield Land Release Fund (BLFR) money for the site, the aim of which is to unlock new homes on derelict and underused brownfield land through the One Public Estate programme. The money will help the council to bring forward plans for this early phase housing site which would see new homes delivered to the council's exacting environmental standards.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £13,000,000

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

Start date

25 January 2024

This contract is subject to renewal

No

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

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

Refer to the information provided on The Chest Procurement Portal

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.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Refer to information on The Chest Procurement Portal

III.2) Conditions related to the contract

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: No

IV.2) Administrative information

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

Date

30 October 2023

Local time

12:00pm

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.4) Procedures for review

VI.4.1) Review body

Lancaster City Council

Lancaster

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Lancaster City Council

Lancaster

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Refer to information provided on The Chest Procurement Portal