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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): ocids-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](mailto: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](mailto: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

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## **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

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## **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

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## **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

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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**

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