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Planning

## **BHS/HRA/Development of Affordable Housing: Care Enabled, Older Persons' Housing at Blake Centre Site, Lockleaze, Bristol**

Bristol City Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-029616

Procurement identifier (OCID): ocids-h6vhtk-03c23d

Published 16 September 2024, 8:04pm

### **Section I: Contracting authority**

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

Bristol City Council

Bristol City Council, City Hall, College Green

Bristol

BS1 5TR

#### **Contact**

Mr Tom Lynes

#### **Email**

[Dean.Wager@bristol.gov.uk](mailto:Dean.Wager@bristol.gov.uk)

**Telephone**

+44 0

**Country**

United Kingdom

**Region code**

UKK11 - Bristol, City of

**Internet address(es)**

Main address

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

Buyer's address

<https://www.bristol.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=a8fe32f8-48df-ed11-8121-005056b64545>

Additional information can be obtained from the above-mentioned address

**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**

BHS/HRA/Development of Affordable Housing: Care Enabled, Older Persons' Housing at Blake Centre Site, Lockleaze, Bristol

Reference number

DN657227

### **II.1.2) Main CPV code**

- 45000000 - Construction work

### **II.1.3) Type of contract**

Works

### **II.1.4) Short description**

BCC wish to appoint a Development Partner, who is a Registered Provider, within the South-West of England, and a HomesWest Partner or, is willing to apply to be a HomesWest Partner via Bristol City Council's Housing Enabling Team. The selected Development Partner will develop and submit a planning application that will deliver a 100% affordable housing scheme that is designed to provide Care enabled, older persons' housing at the Blake Centre Site and provide housing management to the newly tenanted homes. The scheme should be designed using HAPPI principles as set out in the Housing our Ageing Population Panel for Innovation (HAPPI) standard, for both the residential dwellings and the (up to) 250 sqm commercial (as per the soon to be expired outline planning consent).

Outline planning permission was granted in 2021 for the delivery of up to 60 dwellings (Use Class C3) and up to 250sqm of flexible commercial floor space (Use Classes E, F1 and F2) with associated car parking, refuse/recycling storage and landscaping. This permission expired on the 13th of September 2024 however, the expectation is that future Full Planning application proposals will be in line with the previously approved plans (ref: 21/01549/P).

Design proposals should future-proof the development by providing a care enabled housing scheme that could provide an 'Extra Care Housing light' model, should there be a future requirement from the Council. Any such request from the Council for an 'Extra Care Housing light' model at the Blake Centre Site would be agreed through early discussions with the selected Registered Provider prior to changes being implemented.

The Council has undertaken considerable soft market testing with regards to this site (such as 2023/S 000-011315), with no contract being awarded to date due to the lack of interest. The Council is undertaking this final piece of market testing in light of the changes agreed by Homes England. Given that the Council has already completed various market testing processes and attempted to openly tender for the development agreement in 2023, the Council reserves the right to negotiate directly with a provider should no suitable organisations respond to this Expression of Interest. The requirements are detailed within the Expression of Interest document. Providers must be able to demonstrate they meet the requirements; the Council will not accept speculative submissions.

Expected Programme dates agreed with Homes England (March 2024)

## Milestones

Full planning consent achieved for housing development of the site: 30/06/2025

Start on site of housing development: 31/10/2025

Start of first housing unit: 30/11/2025

Practical completion: 31/10/2027

Project completion: 30/11/2027

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

This contract is divided into lots: No

## **II.2) Description**

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

NUTS codes

- UKK11 - Bristol, City of

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

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### **II.3) Estimated date of publication of contract notice**

1 October 2024

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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: No

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

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-011315](#)