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Tender

Bacton Low Rise Estate Phase 2 - Developer Partner Procurement

London Borough of Camden

F02: Contract notice

Notice identifier: 2022/S 000-030379

Procurement identifier (OCID): ocds-h6vhtk-037cdc

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Section I: Contracting authority

I.1) Name and addresses

London Borough of Camden

London Borough of Camden, 5 Pancras Square

London

N1C 4AG

Contact

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Email

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Telephone

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Country

United Kingdom

Region code

UKI31 - Camden and City of London

Internet address(es)

Main address

www.camden.gov.uk

Buyer's address

www.camden.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/Login>

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/Login>

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

Bacton Low Rise Estate Phase 2 - Developer Partner Procurement

Reference number

DN639756

II.1.2) Main CPV code

- 45211360 - Urban development construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Camden seeks the appointment of a development partner for the delivery of the “Bacton Phase 2” development site.

II.1.5) Estimated total value

Value excluding VAT: £133,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45111291 - Site-development work
- 45210000 - Building construction work

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45220000 - Engineering works and construction works
- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 70331000 - Residential property services
- 71247000 - Supervision of building work
- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services

II.2.3) Place of performance

NUTS codes

- UKI31 - Camden and City of London

II.2.4) Description of the procurement

The London Borough of Camden (“the Council”) intends to secure a development partner for the delivery of the “Bacton Phase 2” development site.

The site is the second phase of the Bacton Estate regeneration project. The first phase of the project was completed in 2017 and delivered 46 social rent dwellings, 20 private dwellings, and one intermediate dwelling.

The Bacton Estate is located in an area identified for significant estate renewal in current and emerging local planning policy. It is adjacent to the Wendling Estate and situated to the north of the West Kentish Town Estate, both of which are subject to regeneration proposals that have received positive endorsement through recent resident ballots. In addition to this Council led estate renewal in the locality, planning policy promotes a number of large scale regenerative projects in nearby neighbourhoods including Kentish Town, Haverstock and Camden Town. The site extends to circa 0.9ha in size benefits from two principal points of access.

An initial planning permission was obtained for the regeneration of the Bacton Estate in 2013 (ref 2012/6338/P). The permission for Phase 2 was revised via a Section 73 minor material amendment in 2018. The current permission includes 176 private, 61 social rent and 10 intermediate homes, as well as circa 260 square meters of commercial floor space (ref 2016/5358/P). More recently the Council has undertaken a design review of Phase 2 designs to address elements that require improvement in line with legislative changes, and to explore opportunities to optimise the scheme.

It is envisaged that the Council will secure the services of a suitable development partner via a Development Agreement. The partner will acquire a long leasehold interest in the Phase 2 site; complete a planning amendment application to update the design in line with legislative changes and optimise the design; finance and build out the entire scheme; and sell the private homes. The consideration payable to the Council will be the social rent homes plus any additional land payment in cash.

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: £133,000,000

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

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 4

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

Objective criteria for choosing the limited number of candidates: Selection will be based on applicant's submission of the SQ and expression of interest. Please refer to the SQ for a detailed understanding of the scoring criteria, weightings and how applicants will be ranked.

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

Interested parties are required to sign in or register (free of charge) to access the procurement documents via the link given at I.3.

The estimated total value shown in II.1.5 and II.2.6 is an expression of the estimated gross

development value (GDV).

The Council reserves the right to terminate the process at any time prior to award of contract.

The Council does not bind itself to accept any new tender received and reserves the right to call for new tenders should they consider this necessary.

The Council shall not be liable for any costs or expenses incurred by any tenderer in connection with the completion and return of information requested in this contract notice or the completion or submission of any tender.

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

The requirements are stated in SQ, ITPD and in the procurement documents.

The Council reserves the right to request an indemnity, bank bond or guarantee if the developer does not meet the required standard for economic and financial standing.

If a group of economic operators submits an expression of interest, the group must nominate a lead organisation to deal with the Council for the purposes of the procurement. If successful, the Council may require the group to form a legal entity before entering into the contract documents.

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

As set out in the procurement documents

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

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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

28 November 2022

Local time

5:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

12 December 2022

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)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Council is keen to ensure that the procurement is open to a wide market and that there is genuine competition. The resources and range of services needed are such that the Council understands that it may receive applications from either a single organisation or organisations that may wish to collaborate to form a consortium for bidding purposes.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom