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Award

Development of Lands on the site at the former Derriagh Primary School

Lisburn and Castlereagh City Council

F15: Voluntary ex ante transparency notice

Notice identifier: 2023/S 000-030411

Procurement identifier (OCID): ocds-h6vhtk-040c33

Published 16 October 2023, 11:13am

Section I: Contracting authority/entity

I.1) Name and addresses

Lisburn and Castlereagh City Council

Island Civic Centre Lagan Valley Island The Island

Lisburn

BT27 4RL

Contact

Amanda Culbert

Email

amanda.culbert@lisburncastlereagh.gov.uk

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

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

Development of Lands on the site at the former Derriaghy Primary School

II.1.2) Main CPV code

- 45111291 - Site-development work

II.1.3) Type of contract

Works

II.1.4) Short description

It is the intention of the Council, subject to negotiation to award a contract for the development on the site of the former Derriaghy Primary School. It is anticipated that the redevelopment of the site will include housing, open space and a community facility.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £500,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKN0E - Lisburn and Castlereagh

II.2.4) Description of the procurement

The appointed developer will enter into a Development Agreement with the Council which will provide a process to ensure the successful delivery of the development..

The Council is aware that any development needs to be affordable to the Organisation and further understanding of overall affordability to the preferred developer will be required.

The Development Agreement will include a timescale for achieving full planning permission and a further timescale for completing the agreed development. It is envisaged that this will be achieved by way of an agreement for lease leading to the Organisation obtaining a long term leasehold of the site.

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Housing

The consultation and work undertaken as a result of the Feasibility Study for the Derriaghy site concluded that it was achievable to develop potentially 40 residential housing units. Based on the increasing waiting lists and ageing population, it is desirable that this will be a mixed tenure development .

In relation to the properties of the housing development, a broad spectrum of circumstances including properties that will address the needs of older people, to allow this demographic to downsize and enable other social housing to be accessed by those on the waiting lists.

Detached, semi-detached and terraced housing units would be reasonable options to address the range of housing needs currently being identified through the housing waiting

lists alongside the demand for private, affordable purchases. In designing these homes, sufficient internal space should be included to allow flexibility in use through changing work from home patterns and to accommodate growing families without the need to move house.

Community Facility

A community facility will be required to be designed, built and delivered concurrently with the housing development. The community facility will be of use for the benefit of the wider community through a range of activities and opportunities being offered to current residents and those in the new development. A hub such as this can be a shared space for all to engage, establish networks and promote the principles of community development.

The design of this facility is expected to include at least a, kitchen, toilets and meeting room/s. As a minimum standard it will also require full fibre network capability and other minimum regulatory provisions.

Consideration of lands is in the order of £500,000 toned to take account of punitive transfer conditions.

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 IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Negotiated without a prior call for competition

- No tenders or no suitable tenders/requests to participate in response to restricted procedure

Explanation:

The Council intends to engage in negotiations, pursuant to Regulation 32(2)(a) of the Public Contracts Regulations 2015, directly with Clear Group in order to determine whether it possible to arrive at an acceptable contractual arrangement with them for the development of the site. If such negotiations are successful the Council will then enter into a contract, on appropriate terms, with Clear Group for delivery of the development.

The council have completed a number of procurement process in regards the development of the lands at the former Derriaghy Primary School:

1. Expression of Interest issued on 4th March 2022 – no responses were received.
2. Request to Participate issued on 22nd July – no responses received
3. Request to Participate issued on 10th January 2023 – 2 responses received. Neither met the company experience criteria and failed to proceed to award stage.

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

13 October 2023

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Clear SPV Company

Belfast

Email

info@cleardaynurseries.com

Country

United Kingdom

NUTS code

- UKN06 - Belfast

Internet address

<https://cleardaynurseries.com>

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession: £500,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Lisburn Castlereagh Council

Lisburn

Country

United Kingdom