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Tender

02840b - Strangers Way Housing Development

Luton Council

F02: Contract notice

Notice identifier: 2023/S 000-033460

Procurement identifier (OCID): ocids-h6vhtk-0417c7

Published 13 November 2023, 1:09pm

Section I: Contracting authority

I.1) Name and addresses

Luton Council

Town Hall, George Street

Luton

LU1 2BQ

Contact

Ms Sandra Mullins

Email

Sandra.mullins@luton.gov.uk

Telephone

+44 1582546214

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=fff15ecf-1282-ee11-8125-005056b64545>

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/Advert/Index?advertId=fff15ecf-1282-ee11-8125-005056b64545>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Project Design & Development

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

02840b - Strangers Way Housing Development

Reference number

DN693544

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Luton Council is working on behalf of Foxhall Homes Ltd who proposed to develop the land at Strangers Way for 48 dwellings with associated external works and infrastructure. The project involves the process of re-procuring a main contractor to complete all the outstanding works to the development.

The proposal is vital to providing additional housing to meet Luton's housing need as identified in the latest Local Plan 2011-2031. The proposal to deliver 30% affordable homes and 70% private units which offer a high standard of sustainable accommodation.

Foxhall Homes Ltd. appointed a Contractor in November 2020 to develop the Stage 4 designs with the Stage 5 works commencing on site in January 2021.

In March 2023, the appointed Contractor became insolvent and Foxhall Homes Ltd. terminated the Contractor's employment under the Building Contract in April 2023.

Overall progress to date of each section summarised:

- Section 1 Plots 24-32 85% complete
- Section 2 Plots 10-23; 33-38 50% complete

- Section 3 Plots 1-4 25% complete
- Section 3 Plots 5-9; 40-48 40% complete

The potential supplier shall be shall act as a Main Contractor responsible for the design and construction of all units, associated external works, and statutory services/connections, operating under a JCT Design and Build Contract 2016 incorporating Special Conditions.

Luton Council is keen to work with a pro-active, client focused and intelligent potential supplier who can deliver great value, high quality products in a collaborative way whilst mitigating the impact on the environment, the town and its neighbours.

Foxhall Homes Ltd. also seeks a degree of social value to be added to their projects to ensure the development benefits the wider population of Luton and the surrounding areas in lasting and meaningful ways.

All data will be shared through AutoDesk Docs as the CDE (Common Data Environment) and approval/review workflows to be agreed from early stages. The supply chain is to follow with BIM Level 2/ ISO19650 compliance. The procurement for development is a two-stage process of which completion of the Standard Selection Questionnaire (SQ) is the first stage.

The SQ forms part of a competitive procurement for the award this contract, which will be conducted in accordance with the Restricted Procedure, in accordance with the requirements of the Public Contracts Regulations 2015 (PCR 2015) and the Public Procurement (Amendments, Repeals and Revocations) Regulations 2016.

Applications are welcome from anyone with relevant experience in delivering residential led development as a Main Contractor. Applications will be assessed on the basis set out in this document and the top 5 scoring potential suppliers in the SQ will be invited to the second stage of the procurement process, the Invitation to Tender (ITT).

II.1.5) Estimated total value

Value excluding VAT: £4,500,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

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II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 30

Quality criterion - Name: Social Value / Weighting: 20

Cost criterion - Name: Price / Weighting: 50

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

Start date

13 November 2023

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: 3

Maximum number: 5

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.12) Information about electronic catalogues

Tenders must be presented in the form of electronic catalogues or include an electronic catalogue

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

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

1 December 2023

Local time

12:00pm

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

19 December 2023

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: 3 (from the date stated for receipt of tender)

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

Luton Borough Council

Town Hall

George Street

LU1 2BQ

Country

United Kingdom