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Not applicable

02840b - Strangers Way Housing Development

Luton Council

F14: Notice for changes or additional information

Notice identifier: 2023/S 000-035191

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

Published 29 November 2023, 12:29pm

Section I: Contracting authority/entity

I.1) Name and addresses

Luton Council

Town Hall, George Street

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Contact

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Region code

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Internet address(es)

Main address

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

Buyer's address

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

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).

The response deadline for the selection questionnaire has been extended to 08/12/23 12:00 p.m.

The response deadline for tenders has been extended to 08/03/24 12:00 p.m.

Section VI. Complementary information

VI.6) Original notice reference

Notice number: [2023/S 000-033460](#)

Section VII. Changes

VII.1.2) Text to be corrected in the original notice

Section number

IV.2.2 IV.2.3

Instead of

Text

Responses to Selection Questionnaire due 08/12/23 12:00 p.m.

Estimated date of dispatch of invitations to tender or to participate to selected candidates 8
January 2024

Read

Text

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Estimated date of dispatch of invitations to tender or to participate to selected candidates 8
January 2024