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Tender

Soha Windmill Road Development Project

Soha Housing Ltd

F02: Contract notice

Notice identifier: 2022/S 000-036114

Procurement identifier (OCID): ocds-h6vhtk-039315

Published 20 December 2022, 6:09pm

Section I: Contracting authority

I.1) Name and addresses

Soha Housing Ltd

Royal Scot House, 99 Station Road,

Didcot

OX11 7NN

Contact

Sharon Hunt

Email

soha@echelonconsultancy.co.uk

Telephone

+44 01707339800

Country

United Kingdom

Region code

UKJ14 - Oxfordshire

Internet address(es)

Main address

<https://www.soha.co.uk/contact/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=58331&B=ECHELON

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=58331&B=ECHELON

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Soha Windmill Road Development Project

Reference number

ECH1217

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Soha Housing Ltd (Soha) is seeking expressions of interest from suitably skilled and experienced Contractors to deliver the erection of 31 affordable dwellings, together with access, parking, landscaping, amenity provision and associated drainage on a site in Windmill Road, Thame.

II.1.5) Estimated total value

Value excluding VAT: £6,700,000

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
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45112700 - Landscaping work
- 45112723 - Landscaping work for playgrounds
- 45233100 - Construction work for highways, roads
- 45233123 - Secondary road construction work
- 45232450 - Drainage construction works
- 45233161 - Footpath construction work
- 45232220 - Substation construction work

II.2.3) Place of performance

NUTS codes

- UKJ14 - Oxfordshire

Main site or place of performance

Oxfordshire

II.2.4) Description of the procurement

Soha is seeking expressions of interest from suitably skilled and experienced Contractors to deliver the erection of 31 affordable dwellings, together with access, parking, landscaping, amenity provision and associated drainage on a site in Windmill Road, Thame.

The site sits on the edge of the existing Thame settlement and the surrounding area is largely characterised by medium density residential development to the north and semi-rural landscape to the remaining cardinal directions. The site comprises 1.27Ha of agricultural land formed of one field parcel; bounded by existing hedgerows and trees. Two public rights of way exist along the north and western boundaries, connecting the site with Moreton, Thame and Princes Risborough. The western part of the site generally falls in a south westerly direction, and the eastern part in a north easterly direction. The site is moderately flat and comprises a broadly rectangular parcel of semi/improved grassland land with hedgerows to

the boundaries and scattered trees. Existing access is provided off Windmill Road. Overhead network and electricity cables run across the northern part of the site and a historic well is located in the western third of the site.

The proposed development will consist of 31 affordable dwellings providing a high-quality range of housing. A proposed Site Layout Plan submitted as part of the planning application indicates a form of development comprising 1-3-bedroom properties; 16 Affordable Rent and 15 Intermediate Housing, with integrated green infrastructure including soft landscaping, a 'village green' and a play area and associated drainage works. The application also proposes new pedestrian links to existing footpaths surrounding the site, a widened vehicular access point off Windmill Road, the creation of an attenuation basin to address surface water drainage and a new electricity sub-station.

The site is subject to a full planning application (ref: P20/S4693/FUL) submitted to South Oxfordshire District Council (SODC) in December 2020 for 31 affordable units. SODC resolved to approve the planning permission in August 2021, subject to a s106 Agreement.

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: £6,700,000

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

Duration in months

18

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: 5

Maximum number: 6

Objective criteria for choosing the limited number of candidates:

As stated in the procurement documents.

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

A JCT Form of Contract will be used as defined in the Descriptive Document.

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

As set out in the procurement 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.

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

30 January 2023

Local time

12:00pm

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

7 February 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: 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.4) Procedures for review

VI.4.1) Review body

High Court England and Wales

Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court England and Wales

Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Soha will observe a standstill period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended)

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom