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Tender

## **Lancaster Canal Quarter: Nelson Street Development Site Preferred Housing Developer Partner**

Lancaster City Council

F02: Contract notice

Notice identifier: 2022/S 000-036362

Procurement identifier (OCID): ocids-h6vhtk-0393ad

Published 22 December 2022, 12:17pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Lancaster City Council

Town Hall, Dalton Square

Lancaster

LA1 1PJ

#### **Contact**

Mr Paul Rogers

#### **Email**

[progers@lancaster.gov.uk](mailto:progers@lancaster.gov.uk)

#### **Telephone**

+44 1524582334

#### **Country**

United Kingdom

**Region code**

UKD44 - Lancaster and Wyre

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

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

[www.lancaster.gov.uk](http://www.lancaster.gov.uk)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.lancaster.gov.uk](http://www.lancaster.gov.uk)

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Lancaster Canal Quarter: Nelson Street Development Site Preferred Housing Developer Partner

Reference number

DN649145

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Regeneration of the Canal Quarter area is critical to enhancing Lancaster's role as a sub-regional centre and boosting its housing, commercial, cultural and leisure offer. Over the next 10 years it is envisaged that key "gap" sites and dereliction within the 6.5 ha wider site envelope will be addressed, and development progressed for a mix of uses that will complement the existing town centre and provide for balanced place-making. Lancaster City Council is seeking to appoint a preferred housing developer partner to assist in delivering its housing regeneration ambitions for a city council owned site designated for early release within the Lancaster Canal Quarter regeneration area. The council is seeking bids from housing developers (and their associates) or consortium (with identified lead organisation) to promote and develop an early phase market housing scheme. The council has been awarded Brownfield Land Release Fund (BLFR) money for the site, the aim of which is to unlock new homes on derelict and underused brownfield land through the One Public Estate programme. The money will help the council to bring forward plans for this early phase housing site which would see new homes delivered to the council's exacting environmental standards.

#### **II.1.5) Estimated total value**

Value excluding VAT: £13,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.3) Place of performance**

NUTS codes

- UKD44 - Lancaster and Wyre

Main site or place of performance

Nelson Street is a 0.34 hectare development site located within the Canal Quarter regeneration area in Lancaster City Centre also consisting of surface public car parking. Nelson Street has been identified as an opportunity to bring forward much needed homes in the first phase of the regeneration. It is bound by Nelson Street to the north, Lancaster Canal to the east and a residential apartment block to the west. A public pedestrian and cycle route traverses the site to the north, offering level access to the canal path

### **II.2.4) Description of the procurement**

Interested parties registering their interest will automatically receive to the Pre-Qualification Questionnaire / Sifting Brief).

All requests for further information in respect of this Expression of Interest must be sent via The Chest. No approach of any kind should be made to any other person within, or associated with, Lancaster City Council

All responses received and any communication from Suppliers will be treated in confidence.

Please note all communications during the tender period will be via The Chest Procurement Portal.

All bidders that have registered their interest for the Procurement will receive a direct email notification on any updates via the suppliers registered email address. It is the bidders' responsibility to check The Chest for any updates to the Procurement process. No claim on the grounds of lack of knowledge of the above-mentioned item will be entertained.

### **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: £13,000,000

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

Start date

16 March 2023

End date

18 June 2026

This contract is subject to renewal

No

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

Envisaged number of candidates: 5

**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**

the Expression of interest stage invites interest from suitable developers to enter a Pre-qualification/Sifting stage prior to Invitation to Tender (ITT). Following completion of the ITT the preferred developer will be engaged

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## **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

Decided in pre-qualification/Sifting stage prior to Invitation to Tender.

#### **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**

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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

Accelerated procedure

Justification:

Not an accelerated procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with a single operator

In the case of framework agreements, provide justification for any duration exceeding 4 years:

#### **IV.1.6) Information about electronic auction**

An electronic auction will be used

Additional information about electronic auction

Not used

#### **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

16 January 2023

Local time

11:55pm

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

29 January 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**

Tender must be valid until: 28 July 2023

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

In procurement documents

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Lancaster City Council

Lancaster

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

Lancaster City Council

Lancaster

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

In procurement documents



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

Lancaster City Council

Lancaster

Country

United Kingdom