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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): ocds-h6vhtk-0393ad

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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

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

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.lancaster.gov.uk

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

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

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

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

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