

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/036374-2022>

Tender

SBC1222 Provision of a development partner for Brent Court and Shepall View

Stevenage Borough Council

F02: Contract notice

Notice identifier: 2022/S 000-036374

Procurement identifier (OCID): ocds-h6vhtk-0393b4

Published 22 December 2022, 12:42pm

The closing date and time has been changed to:

14 April 2023, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Stevenage Borough Council

Daneshill House, Danestreet,

Stevenage

SG1 1HN

Contact

Corporate Procurement

Email

procurement@stevenage.gov.uk

Telephone

+44 1438242775

Country

United Kingdom

NUTS code

UKH23 - Hertfordshire

Internet address(es)

Main address

www.stevenage.gov.uk

Buyer's address

www.supplyhertfordshire.uk

I.3) Communication

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

<https://in-tendhost.co.uk/supplyhertfordshire.aspx/Home>

Additional information can be obtained from the above-mentioned address

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

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

SBC1222 Provision of a development partner for Brent Court and Shepall View

Reference number

CCD01078

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The council are seeking a development partner to progress and develop out two sites that the council currently own. Site 1 Shephall View, 224-230 Bedwell Crescent Stevenage Herts SG1 1NG (22/00965/FPM): A mixed private sale/shared ownership scheme, consisting of 57 units (43 private sale and 14 shared ownership) Site 2 Brent Court, Silam Road Stevenage Herts SG1 1JN (22/00963/FPM): An affordable independent living scheme consisting of 96 units The two schemes are linked together in planning and therefore need to be constructed together. The council are seeking to dispose of the Shephall View site and the Brent Court site, with a buyback agreement for Brent Court which the council reserves the right to exercise. The Council expects a JCT Design and Build contract to be entered into should the buy back option of Brent Court be triggered.

II.1.5) Estimated total value

Value excluding VAT: £25,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKH23 - Hertfordshire

II.2.4) Description of the procurement

The council are seeking a development partner to progress and develop out two sites that the council currently own.

- Site 1: Shephall View, 224-230 Bedwell Crescent Stevenage Herts SG1 1NG (22/00965/FPM): A mixed private sale/shared ownership scheme, consisting of 57 units (43 private sale and 14 shared ownership)
- Site 2: Brent Court, Silam Road Stevenage Herts SG1 1JN (22/00963/FPM): An affordable independent living scheme consisting of 96 units

The two schemes are linked together in planning and therefore need to be constructed together. The council are seeking to dispose of the Shephall View site and the Brent Court site, with a buyback agreement for Brent Court which the council reserves the right to exercise. The Council expects a JCT D&B contract to be entered into should the buy back option of Brent Court be triggered. This tender requires bidders to submit prices for the following:

1. Land disposal of Shephall View
2. Enhanced Deferred Land Value for Shephall View
3. Land disposal of Brent Court
4. A construction cost for building out the units at Brent Court for the council

The land disposal(s) will be subject to approval of a detailed planning application and any construction contract will be through a JCT Design and Build contract with amendments included within this pack.

Shephall View

The proposed scheme may include 14 shared ownership units and 2 units which currently sit outside the current ownership of the council. The tenure mixes and units outside of the council ownership will be resolved at the point of contract, however for the purpose of this tender the council is seeking bidders to qualify an offer for various aspects, some of which will not be part of the price evaluation. In addition to this the council is seeking an Enhanced Deferred Land Value option to delay the land payment in return for an uplift in land value. Schedule 1 of the contract sets out the calculation and process for the Enhanced Deferred Land Value, bidders will be asked to complete these details as part of their price submission. All figures that are provided will need to be substantiated and SBC reserves the right to consult local market experts on submitted values and challenge any which are abnormally high.

Brent Court

The council intend to sell the land to the developer with an option to buy back at some point in the development process. The buyback of the land will be restricted in the contract to that of the sale price, and for avoidance of doubt the developer will not be able to sell back the land at a high value. Bidders will be expected to build out the planning permissions in its current form. Bidders are expected to set out a programme for construction as part of their bid which should include any mobilisation periods.

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: £25,000,000

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

Duration in months

60

This contract is subject to renewal

No

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

28 February 2023

Local time

12:00pm

Changed to:

Date

14 April 2023

Local time

12:00pm

See the [change notice](#).

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)

IV.2.7) Conditions for opening of tenders

Date

28 February 2023

Local time

12:00pm

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

VI.3) Additional information

To access this procurement opportunity please visit <https://in-tendhost.co.uk/supplyhertfordshire/asp/Home> and follow the on-screen guidance. In accordance with Regulation 53 of The Public Contracts Regulations 2015, the Council's procurement documents are available within the e-Tendering system. This is a one stage procurement process. Therefore, if you wish to be considered as a tenderer you must complete and submit a tender by the specified closing date and time. Tender submissions cannot be uploaded after this return deadline. If you are experiencing problems In-Tend offer a help section which includes a dedicated UK support desk which can be contacted via email: support@in-tend.com or Telephone: +44 1144070065 for any website/technical questions, Monday to Friday, 8:30-17:30. The Council reserves the right at any time to cease the procurement process and not award a Contract or to award only part of the opportunity described in this notice. If the Council takes up this right, then they will not be responsible for or pay the expenses or losses, which may be incurred by any organisation or tenderer as a result. The Council undertakes to hold confidential any information provided in the proposal submitted, subject to the Council's obligations under the law including the Freedom of Information Act 2000. If the organisation considers that any of the information submitted in the proposal should not be disclosed because of its sensitivity then this should be stated with the reason for considering it sensitive. The Council will then endeavour to consult with the applicant about such sensitive information when considering any request received under the Freedom of Information Act 2000 before replying to such a request. The Council reserves the right to carry out additional financial

checks on all organisations bidding for this opportunity at any time during the procurement process. This is to ensure that they continue to meet the Council`s requirements and remain financially viable to fulfil the requirements under the Contract.

VI.4) Procedures for review

VI.4.1) Review body

High Court

London

Country

United Kingdom