

**United Kingdom-Exeter: Construction work**  
**OJ S 73/2018 14/04/2018**  
**Contract notice**  
**Works**

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Devon County Council  
Postal address: County Hall, Topsham Road  
Town: Exeter  
NUTS code: UKK4 Devon  
Postal code: EX2 4QD  
Country: United Kingdom  
Contact person: Miss Daniela Pleiss  
E-mail: [daniela.pleiss@devon.gov.uk](mailto:daniela.pleiss@devon.gov.uk)  
Telephone: +44 1392383000  
**Internet address(es):**  
Main address: <http://www.devon.gov.uk>  
Address of the buyer profile: <http://www.devon.gov.uk>

**I.1. Name and addresses**

Official name: Exeter City Council  
Town: Exeter  
NUTS code: UKK4 Devon  
Country: United Kingdom  
Contact person: Gary Stenning  
E-mail: [gary.stenning@exeter.gcsx.gov.uk](mailto:gary.stenning@exeter.gcsx.gov.uk)  
**Internet address(es):**  
Main address: [www.exeter.gov.uk](http://www.exeter.gov.uk)

**I.1. Name and addresses**

Official name: North Devon Homes Ltd  
Town: Barnstaple  
NUTS code: UKK4 Devon  
Country: United Kingdom  
Contact person: Paul Scovell  
E-mail: [paul.scovell@ndh-ltd.co.uk](mailto:paul.scovell@ndh-ltd.co.uk)  
**Internet address(es):**  
Main address: [www.ndh-ltd.co.uk](http://www.ndh-ltd.co.uk)

**I.1. Name and addresses**

Official name: Sanctuary Group  
Town: Exeter  
NUTS code: UKK4 Devon  
Country: United Kingdom  
Contact person: Mike Shields

E-mail: [mike.shields@sanctuary-housing.co.uk](mailto:mike.shields@sanctuary-housing.co.uk)

Internet address(es):

Main address: [www.sanctuary-group.co.uk](http://www.sanctuary-group.co.uk)

## **I.2. Information about joint procurement**

The contract involves joint procurement

## **I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: [www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk)

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

Regional or local authority

## **I.5. Main activity**

General public services

## **Section II: Object**

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

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

CP1485-17a Devon County Council — ZEBCat Devon Domestic Housing  
Reference number: DN334086

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

45000000 Construction work

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

Works

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

This procurement is part of the Zero Energy Building Catalyst (ZEBCat) project which is supported by the European Regional Development Fund. The project is a partnership led by Devon County Council and with Energiesprong UK, Exeter City Council, North Devon Homes Ltd, Regen South West and Sanctuary Group. The aim of the project is to demonstrate the Energiesprong approach to retrofits of domestic and public buildings and will be supporting the supply-chain to take advantage of this market opportunity. The ZEBCat Devon Domestic Housing project is for Exeter City Council, North Devon Homes Ltd and Sanctuary Group and is one of 2 separate ZEBCat projects.

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

Value excluding VAT: 1 223 893,00 GBP

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

This contract is divided into lots: no

### **II.2. Description**

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

NUTS code: UKK South West (England)

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

Three social landlords are planning to invest in the demonstration of the Energiesprong approach to net zero energy retrofit their housing properties. The intention is to retrofit 15 of Exeter City Council (6 homes in Exeter) North Devon Homes (2 homes in North Devon) and Sanctuary Housing (7 homes in Torbay), requiring a single contractor to design, build and guarantee energy and maintenance performance.

This is part of the Zero Energy Buildings Catalyst project, led by Devon County Council, with the three social landlords, Regen and Energiesprong UK as partners and part funded by the European Regional Development Fund.

Energiesprong is the successful Dutch approach to self-financing net zero energy retrofit of homes. Key components of the approach include:

- average annual energy generation is equivalent to consumption per property, or as close as achievable,
- construction time on site is limited, requiring offsite solutions,
- the contractor is required to provide long term guarantee of energy, comfort and maintenance performance,
- residents pay a fixed regular service charge in return for guaranteed comfort — temperature, hot water, power and air quality,
- capital cost is financed by the landlord against guaranteed maintenance savings and service charge income,
- as the market grows to scale, increasing volume and industrialisation of offsite construction enable self-financing retrofit.

Thousands of home retrofits are now being delivered in the Netherlands, without public subsidy. It is the aim of the project partners to prove the concept with this demonstration and, if successful, to bring more properties to market subject to availability of funding.

The total fixed budget for the contract is 1 223 893 GBP including VAT where applicable. Please note the tender document provides additional information in relation to the requirements.

#### **II.2.5. Award criteria**

Criteria below

Quality criterion - Name: Quality / Weighting: 75

Price - Weighting: 25

#### **II.2.6. Estimated value**

Value excluding VAT: 1 223 893,00 GBP

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

Duration in months: 14

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:  
yes

Identification of the project:

## II.2.14. Additional information

### Section IV: Procedure

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#### IV.1. Description

##### IV.1.1. Type of procedure

Competitive procedure with negotiation

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

##### IV.1.5. Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

##### 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.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2018/S 057-125299](#)

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

Date: 15/05/2018 Local time: 12:00

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

##### IV.2.4. Languages in which tenders or requests to participate may be submitted

English

### Section VI: Complementary information

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#### VI.1. Information about recurrence

This is a recurrent procurement: no

#### VI.3. Additional information

#### VI.4. Procedures for review

##### VI.4.1. Review body

Official name: Devon County Council

Town: Exeter

Country: United Kingdom

##### VI.5. Date of dispatch of this notice

12/04/2018