

United Kingdom-Hertford: Architectural, construction, engineering and inspection services
OJ S 83/2018 28/04/2018
Contract award notice
Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Hertfordshire County Council
Town: Hertford
NUTS code: UKH23 Hertfordshire
Postal code: SG138DE
Country: United Kingdom
Contact person: Matthew Jones, Procurement Manager
E-mail: strategic.procurement@hertfordshire.gov.uk
Internet address(es):
Main address: www.hertfordshire.gov.uk
Address of the buyer profile: www.supplyhertfordshire.uk

I.1. Name and addresses

Official name: North Hertfordshire District Council
Town: Letchworth
NUTS code: UKH23 Hertfordshire
Country: United Kingdom
E-mail: strategic.procurement@hertfordshire.gov.uk
Internet address(es):
Main address: www.supplyhertfordshire.uk

I.1. Name and addresses

Official name: Broxbourne Borough Council
Town: Broxbourne
NUTS code: UKH23 Hertfordshire
Country: United Kingdom
E-mail: strategic.procurement@hertfordshire.gov.uk
Internet address(es):
Main address: www.supplyhertfordshire.uk

I.1. Name and addresses

Official name: The Police and Crime Commissioner for Hertfordshire
Town: Hertfordshire
NUTS code: UKH23 Hertfordshire
Country: United Kingdom
E-mail: strategic.procurement@hertfordshire.gov.uk
Internet address(es):
Main address: www.supplyhertfordshire.uk

I.1.

Name and addresses

Official name: Stevenage Borough Council

Town: Stevenage

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: strategic.procurement@hertfordshire.gov.uk

Internet address(es):

Main address: www.supplyhertfordshire.uk

I.1. Name and addresses

Official name: Dacorum Borough Council

Town: Hemel Hempstead

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: strategic.procurement@hertfordshire.gov.uk

Internet address(es):

Main address: www.supplyhertfordshire.uk

I.1. Name and addresses

Official name: East Herts District Council

Town: Hertford

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: strategic.procurement@hertfordshire.gov.uk

Internet address(es):

Main address: www.supplyhertfordshire.uk

I.1. Name and addresses

Official name: Watford Borough Council

Town: Watford

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: strategic.procurement@hertfordshire.gov.uk

Internet address(es):

Main address: www.supplyhertfordshire.uk

I.2. Information about joint procurement

The contract involves joint procurement

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**

Creation of a New Property Delivery Model for Hertfordshire County Council

Reference number: HCC1709634

II.1.2. Main CPV code

71000000 Architectural, construction, engineering and inspection services

II.1.3. Type of contract

Works

II.1.4. Short description

Hertfordshire County Council (the Council) has procured a partner to support it in moving to an innovative Property Delivery Model. The Council has a substantial portfolio of surplus land and property that can either be disposed of or developed. There is a consensus of opinion within the Council that there is a need to pursue an alternative model where the Council takes more of an active role in development with the aim of improving the financial returns to the Council and pace of delivery. The Council has therefore incorporated Herts Living Limited, a wholly owned subsidiary of the Council, and has also procured a strategic partner with development and funding expertise to work with it to identify opportunities from its land holdings and potentially those of its partners, and bring forward development and funding on these sites. The Council also reserves the right to pursue investment opportunities and land acquisitions during the lifetime of the partnership.

II.1.6. Information about lots

This contract is divided into lots: no

II.1.7. Total value of the procurement

Value excluding VAT: 2 000 000 000,00 GBP

II.2. Description**II.2.2. Additional CPV code(s)**

45210000 Building construction work, 45211360 Urban development construction work, 45211340 Multi-dwelling buildings construction work, 45211300 Houses construction work, 45211341 Flats construction work, 45211350 Multi-functional buildings construction work, 71240000 Architectural, engineering and planning services, 71540000 Construction management services, 70110000 Development services of real estate, 70123100 Sale of residential real estate, 70120000 Buying and selling of real estate

II.2.3. Place of performance

NUTS code: UKH23 Hertfordshire

II.2.4. Description of the procurement

Please note that this is an award notice and the opportunity is now closed. See Section V (Award of Contract).

This procurement was conducted by the Council on behalf of itself and the twelve members of the Hertfordshire Property Partnership ("HPP"). More details regarding the HPP were included in the Descriptive Document. Whilst no members of the HPP are obliged to participate in any works ordered as a result of this procurement, all are entitled to do so, as determined in their sole discretion. In addition to the Council, the following members of the HPP have expressed interest in this procurement:

- North Hertfordshire District Council,
- Broxbourne Borough Council,
- The Police and Crime Commissioner for Hertfordshire,
- Stevenage Borough Council,
- Dacorum Borough Council,
- East Herts District Council, and

— Watford Borough Council.

The purpose of this competition was to procure a single strategic partner for the Council for a contract term of 15 years with the ability to extend by one or more periods up to a further aggregate of 5 years. A Prior Information Notice requesting soft marking testing in preparation for a formal procurement was issued on 13.12.2016. The partner will provide its development expertise, equity investment and access to private funding. The partnership will help select and then fund and deliver a programme of sites (including residential, commercial, community and other schemes) which are identified and declared as surplus by the Council and its partners. The partnership will select, according to the type and complexity of site or package of sites the most appropriate development and construction partners to deliver the site. The Council and its partner will share in any financial returns from the sale of the development sites in a manner that is commensurate with the risks taken.

The minimum requirements of the partner include:

- To optimise opportunities from a portfolio of property assets that will generate new long term financial returns (both capital and revenue),
- The use of the partnership model must deliver a greater total financial return to the Council than the return which could be achieved through its current approach,
- To drive the pace of development,
- To develop a quality brand for the developments, aimed at safeguarding the long term financial prosperity of the partnership, and
- To build a long term relationship with a partner with aligned objectives / visions and to utilise their expertise.

The total Gross Development Value (GDV) is estimated to be in the region of 2 000 000 000 (GBP) (II.1.7) Total value of the procurement (excluding VAT) of this Contract Award Notice refers), if all of the initial tranche of 12 sites, plus additional potential sites (approximately 40 in number) and 2 potential urban extension sites are developed via the partnership. The HPP could potentially offer further sites in addition.

II.2.5. Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11. Information about options

Options: yes

Description of options:

The Council reserves the right to extend the partnership by one or more periods up to a further aggregate of 5 years.

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

Organisations were made aware that due to the nature of the works provided, any contract formed as a result of this procurement process shall be executed as a deed. Organisations should have sought independent legal advice on the implications of this prior to submitting a tender, where appropriate.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Competitive dialogue

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

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: [2017/S 085-164986](#)

IV.2.8. Information about termination of dynamic purchasing system

IV.2.9. Information about termination of call for competition in the form of a prior information notice

Section V: Award of contract

Contract No: HCC1709634

Title:

Creation of a New Property Delivery Model for Hertfordshire County Council

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

16/04/2018

V.2.2. Information about tenders

Number of tenders received: 3

The contract has been awarded to a group of economic operators: no

V.2.3. Name and address of the contractor

Official name: Morgan Sindall Investments Limited

Postal address: 8 Old Jewry

Town: London

NUTS code: UKI London

Postal code: EC2R 8DN

Country: United Kingdom

E-mail: info@msinvestments.co.uk

Telephone: +44 2073670100

Internet address: <https://www.msinvestments.co.uk/>

The contractor is an SME: no

V.2.4. Information on value of the contract/lot

Initial estimated total value of the contract/lot: 2 000 000 000,00 GBP

Total value of the contract/lot: 2 000 000 000,00 GBP

V.2.5. Information about subcontracting

Section VI: Complementary information

VI.3. Additional information

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court, Royal Courts of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

The Council incorporated a minimum 10 calendar day standstill period at the point information on the award of the contract was communicated to tenderers. This period allowed unsuccessful tenderers to seek further debriefing from the Council before the contract was entered into. If an appeal regarding the award of the contract has not been successfully resolved, The Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or who are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).

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

Official name: See VI.4.1) Review body field of this Contract Award Notice.

Town: See VI.4.1) Review body field of this Contract Award Notice.

Country: United Kingdom

VI.5. Date of dispatch of this notice

27/04/2018