

**United Kingdom-Letchworth Garden City: Development of residential real estate**

OJ S 212/2016 03/11/2016

Contract notice

Services

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: North Hertfordshire Homes

Postal address: Rowan House

Town: Letchworth Garden City

NUTS code: UKH23 Hertfordshire

Postal code: SG6 2WW

Country: United Kingdom

E-mail: [simon.callier@nhh.org.uk](mailto:simon.callier@nhh.org.uk)

Telephone: +44 1462704197

**Internet address(es):**Main address: [www.nhh.org.uk](http://www.nhh.org.uk)**I.1. Name and addresses**

Official name: Thrive Homes

Postal address: Building 3, Hatters Lane

Town: Watford

NUTS code: UKH23 Hertfordshire

Postal code: WD18 8YG

Country: United Kingdom

E-mail: [simon.callier@nhh.org.uk](mailto:simon.callier@nhh.org.uk)**Internet address(es):**Main address: [www.thrivehomes.org.uk](http://www.thrivehomes.org.uk)**I.1. Name and addresses**

Official name: Watford Community Housing Trust

National registration number: L4495

Postal address: 59 Clarendon Road

Town: Watford

NUTS code: UKH23 Hertfordshire

Country: United Kingdom

E-mail: [simon.callier@nhh.org.uk](mailto:simon.callier@nhh.org.uk)**Internet address(es):**Main address: [www.wcht.org.uk](http://www.wcht.org.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: <http://www.delta-esourcing.com/tenders/UK-UK-Letchworth-Garden-City:-Development-of-residential-real-estate./6H2FKQYWG5>

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted to the abovementioned address

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

Body governed by public law

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

Housing and community amenities

## **Section II: Object**

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

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

Development Consultant Services.

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

70111000 Development of residential real estate

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

Services

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

This is a collaborative Tender between the following Housing Associations:

- a. North Hertfordshire Homes;
- b. Thrive Homes;
- c. Watford Community Housing Trust.

For the purpose of this Invitation to Tender (ITT), the above organisations will be known when referring to a single Housing Association as 'the HA' and when referring to multiple Housing Associations as 'the HA's'.

The HA's are seeking to award a Framework Agreement to multiple Suppliers for the provision of Development Consultancy Services as described in the Specification in Part B of this ITT. The purpose of the ITT is to enable the HA's to assess potential Suppliers against their detailed requirements using an Open procedure. The ITT should provide sufficient information about the HA's and their requirements to enable potential Suppliers to compile a comprehensive tender response.

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

Value excluding VAT: 16 000 000,00 GBP

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

This contract is divided into lots: yes

Tenders may be submitted for all lots

Maximum number of lots that may be awarded to one tenderer: 13 The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Any number of Lots up to 13 Lots per Supplier.

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

**II.2.1. Title**

Architect Services (Project Value up to 1 000 000 GBP)

Lot No: Lot 01

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

70110000 Development services of real estate

**II.2.3. Place of performance**

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Architect Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

**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: 750 000,00 GBP

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

Duration in months: 48

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

**II.2.14. Additional information****II.2. Description****II.2.1. Title**

Architect Services (Project Value 1 000 000 - 3 000 000 GBP)

Lot No: Lot 02

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

70111000 Development of residential real estate

**II.2.3. Place of performance**

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Architect Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

**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: 1 000 000,00 GBP

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

Duration in months: 48

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

**II.2.14. Additional information**

**II.2. Description**

**II.2.1. Title**

Architect Services (Project Value 3 000 000 - 5 000 000 GBP)

Lot No: Lot 03

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

70111000 Development of residential real estate

**II.2.3. Place of performance**

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Architect Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

**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: 1 000 000,00 GBP

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

Duration in months: 48

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

**II.2.14. Additional information****II.2. Description****II.2.1. Title**

Architect Services (Project Value 5 000 000 - 7 000 000 GBP)  
Lot No: Lot 04

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

70111000 Development of residential real estate

**II.2.3. Place of performance**

NUTS code: UKH23 Hertfordshire  
Main site or place of performance: Hertfordshire.

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

To provide Architect Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

**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: 1 000 000,00 GBP

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

Duration in months: 48  
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

**II.2.14. Additional information****II.2. Description****II.2.1. Title**

Architect Services (Project Value 7 000 000 - 10 000 000 GBP)

Lot No: Lot 05

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

70111000 Development of residential real estate

**II.2.3. Place of performance**

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Architect Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

**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: 1 000 000,00 GBP

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

Duration in months: 48

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

**II.2.14. Additional information**

**II.2. Description**

**II.2.1. Title**

Architect Services (Project Value 10 000 000 GBP plus)

Lot No: Lot 06

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

70111000 Development of residential real estate

**II.2.3. Place of performance**

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Architect Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

### **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: 1 000 000,00 GBP

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

Duration in months: 48

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

### **II.2.14. Additional information**

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

##### **II.2.1. Title**

Employers Agent (Project Value up to 1 000 000 GBP)  
Lot No: Lot 07

##### **II.2.2. Additional CPV code(s)**

70111000 Development of residential real estate

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

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Employers Agent Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

##### **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: 750 000,00 GBP

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

Duration in months: 48

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

### **II.2.14. Additional information**

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

##### **II.2.1. Title**

Employers Agent (Project Value 1 000 000 - 3 000 000 GBP)  
Lot No: Lot 08

##### **II.2.2. Additional CPV code(s)**

70111000 Development of residential real estate

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

NUTS code: UKH23 Hertfordshire  
Main site or place of performance: Hertfordshire.

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

To provide Employers Agent Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

##### **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: 1 000 000,00 GBP

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

Duration in months: 48  
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

### **II.2.14. Additional information**

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

##### **II.2.1. Title**

Employers Agent (Project Value 3 000 000 - 5 000 000 GBP)  
Lot No: Lot 09

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

70111000 Development of residential real estate

**II.2.3. Place of performance**

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Employers Agent Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

**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: 1 000 000,00 GBP

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

Duration in months: 48

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

**II.2.14. Additional information****II.2. Description****II.2.1. Title**

Employers Agent (Project Value 5 000 000 - 7 000 000 GBP)

Lot No: Lot 10

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

70111000 Development of residential real estate

**II.2.3. Place of performance**

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Employers Agent Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

**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**

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

Duration in months: 48

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

### **II.2.14. Additional information**

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

##### **II.2.1. Title**

Employers Agent (Project Value 7 000 000 - 10 000 000 GBP)

Lot No: Lot 11

##### **II.2.2. Additional CPV code(s)**

70111000 Development of residential real estate

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

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Employers Agent Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

##### **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: 1 000 000,00 GBP

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

Duration in months: 48

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

### **II.2.14. Additional information**

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

##### **II.2.1. Title**

Employers Agent (Project Value 10 000 000 GBP plus)  
Lot No: Lot 12

##### **II.2.2. Additional CPV code(s)**

70111000 Development of residential real estate

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

NUTS code: UKH23 Hertfordshire  
Main site or place of performance: Hertfordshire.

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

To provide Employers Agent Services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

##### **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: 1 000 000,00 GBP

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

Duration in months: 48  
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

### **II.2.14. Additional information**

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

##### **II.2.1. Title**

Planning Consultancy  
Lot No: Lot 13

##### **II.2.2. Additional CPV code(s)**

70111000 Development of residential real estate

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

NUTS code: UKH23 Hertfordshire

Main site or place of performance: Hertfordshire.

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

To provide Planning services on behalf of North Hertfordshire Homes, Thrive Homes and Watford Community Housing Trust within the Hertfordshire area in line with the relevant Housing Associations Development policy and plan.

### **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: 2 500 000,00 GBP

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

Duration in months: 48

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

### **II.2.14. Additional information**

## **Section III: Legal, economic, financial and technical information**

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### **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**

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

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

Open procedure

#### **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: no

### **IV.2. Administrative information**

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

Date: 16/12/2016 Local time: 17:00

**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

**IV.2.6. Minimum time frame during which the tenderer must maintain the tender**

Tender must be valid until: 31/03/2017

**IV.2.7. Conditions for opening of tenders**

Date: 16/12/2016 Local time: 17:00

**Section VI: Complementary information**

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**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**

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Letchworth-Garden-City:-Development-of-residential-real-estate./6H2FKQYWG5>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/6H2FKQYWG5>

GO Reference: GO-20161031-PRO-9040253.

**VI.4. Procedures for review****VI.4.1. Review body**

Official name: North Hertfordshire Homes

Postal address: Rowan House, Avenue One

Town: Letchworth Garden City

Postal code: SG6 2WW

Country: United Kingdom

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

31/10/2016