

United Kingdom-Bedford: Construction work for multi-dwelling buildings and individual houses

OJ S 224/2016 19/11/2016

Contract notice

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Homes and Communities Agency

Postal address: Woodlands, Manton Lane

Town: Bedford

NUTS code: UKH22 Bedfordshire CC

Postal code: MK41 7LW

Country: United Kingdom

E-mail: dpp3@hca.gsi.gov.uk

Telephone: +44 3001234500

Internet address(es):Main address: <https://www.gov.uk/government/organisations/homes-and-communities-agency>**I.3. Communication**The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://upload.hca-online.org.uk/tenders/HCAE17052/HCAE17052.zip>

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

National or federal agency/office

I.5. Main activity

Housing and community amenities

Section II: Object

II.1. Scope of the procurement**II.1.1. Title**

Delivery Partner Panel 3.

Reference number: HCAE17052

II.1.2. Main CPV code

45211000 Construction work for multi-dwelling buildings and individual houses

II.1.3. Type of contract

Works

II.1.4. Short description

The Homes and Communities Agency (HCA) is seeking to establish a framework of delivery partners who will work with the HCA and other contracting authorities who may decide to take

advantage of this framework. The framework (known as DPP3) will be for 4 years and be split into 5 regional lots each with 35 suppliers dependent upon receiving sufficient compliant bids. It is intended to be used for the procurement and development of housing-led sites. This will include all activities necessary to construct housing and associated infrastructure, marketing and sales and transfer of freehold to eventual owners.

II.1.5. Estimated total value

Value excluding VAT: 8 000 000 000,00 GBP

II.1.6. Information about lots

This contract is divided into lots: yes

Tenders may be submitted for all lots

II.2. Description

II.2.1. Title

Delivery Partner Panel 3 — North East Yorkshire & the Humber Lot

Lot No: 1

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKE Yorkshire and the Humber

NUTS code: UKC North East (England)

Main site or place of performance: Yorkshire and the Humber, North East (England).

II.2.4. Description of the procurement

The Scope of Works includes all activities necessary to deliver completed homes, including raising of development finance; means to share development risk and reward; planning promotion including masterplanning; obtaining planning permission; supply chain management; design and construction of homes; provision of starter homes and other forms of affordable housing (in association with a registered provider, Local Authority or alternative provider); design and construction of infrastructure to support housing; sales and marketing of homes; aftercare and maintenance; management of completed units/developments; soft market testing. Specifically this will include development and disposal of sites for residential use; development and disposal of mixed-use housing-led sites, mixed-use elements could include community facilities, retail or commercial development, open space ancillary to and in support of housing; construction of housing and other associated buildings to include community facilities, retail or commercial development ancillary to and in support of housing; direct commissioning of homes; refurbishment / retrofit of existing homes, residential buildings, empty homes and associated buildings; refurbishment, restoration, conversion of heritage or other buildings for residential led use; demolition, site remediation and enabling works to prepare sites for residential or mixed-use development; construction of infrastructure to support residential and mixed-use development; development of Extra Care accommodation, Independent Living accommodation, other accommodation for vulnerable people and private rented housing; development of student accommodation; off-site manufacture of homes, modular construction, system build; maintenance and site management; construction or development of buildings to provide social infrastructure to support residential or residential-led development, provision of custom build homes, provision of serviced self-build plots; provision of serviced development parcels within a larger development site.

It is likely that many of the projects procured through the panel will have long build-out durations and it is anticipated that some of these will take up to 10 years to complete. Additional CPV codes and descriptions are: 70110000 — development services of real estate, 45211100 — construction work for houses, 45211200 — sheltered housing construction work, and 45211300 — houses construction work.

The above general description applies to all lots.

This Lot covers the geographical area covered by the HCA's North East Yorkshire & the Humber operating area. It is envisaged that there will be 35 participants in this lot of the panel dependent upon receiving sufficient compliant bids.

DPP3 will be used by the HCA and also be made available to other public bodies as part of HCA's enabling role. DPP3 will be a key tool for the delivery of the HCA housing-led development.

The HCA's Land Disposal Plan provides information on the sites we expect to bring to market. HCA will support Partners in their use of the framework and HCA do not intend to place restrictions on the sizes of sites that a partner can procure through DPP3.

The values at II.1.5 and II.2.6 are a combination of the GDV for development opportunities and costs for funded works envisaged for the framework as a whole and for individual lots.

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: 1 600 000 000,00 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

There will be circumstances where HCA use of DPP3 will not be appropriate:

- very large or complex sites, potentially over 500 homes,
- sites below 50 units or GDV of 15 000 000 GBP, the HCA may use an unconditional freehold sale where more efficient. If procurement processes are needed DPP3 would be used,
- other sites that do not need to comply with procurement rules and can be a freehold disposal.

II.2. Description

II.2.1. Title

Delivery Partner Panel 3 — North West Lot
Lot No: 2

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKD North West (England)

Main site or place of performance: North West (England).

II.2.4. Description of the procurement

See Lot 1 for full general description.

This Lot covers the geographical area covered by the HCA's North West operating area.

It is envisaged that there will be 35 participants in this lot of the panel dependent upon receiving sufficient compliant bids.

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: 1 100 000 000,00 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

See Lot 1 for general additional information.

II.2. Description

II.2.1. Title

Delivery Partner Panel 3 — Midlands Lot

Lot No: 3

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKF East Midlands (England)

NUTS code: UKG West Midlands (England)

Main site or place of performance: East Midlands (England), West Midlands (England).

II.2.4. Description of the procurement

See Lot 1 for full general description.

This Lot covers the geographical area covered by the HCA's North West operating area.

It is envisaged that there will be 35 participants in this lot of the panel dependent upon receiving sufficient compliant bids.

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: 2 600 000 000,00 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

See Lot 1 for general additional information.

II.2. Description**II.2.1. Title**

Delivery Partner Panel 3 — East and South East Lot
Lot No: 4

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKH East of England

NUTS code: UKJ South East (England)

Main site or place of performance: East of England, South East (England).

II.2.4. Description of the procurement

See Lot 1 for full general description.

This Lot covers the geographical area covered by the HCA's East and South East operating area.

It is envisaged that there will be 35 participants in this lot of the panel dependent upon receiving sufficient compliant bids.

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: 1 350 000 000,00 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

See Lot 1 for general additional information.

II.2. Description**II.2.1. Title**

Delivery Partner Panel 3 — South and South West Lot
Lot No: 5

II.2.2. Additional CPV code(s)

45211000 Construction work for multi-dwelling buildings and individual houses

II.2.3. Place of performance

NUTS code: UKJ South East (England)

NUTS code: UKK South West (England)

Main site or place of performance: South East (England), South West (England).

II.2.4. Description of the procurement

See Lot 1 for full general description.

This Lot covers the geographical area covered by the HCA's South and South West operating area.

It is envisaged that there will be 35 participants in this lot of the panel dependent upon receiving sufficient compliant bids.

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: 1 350 000 000,00 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

See Lot 1 for general additional information.

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:

See invitation to tender document for details.

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

See invitation to tender document for details.

Section IV: Procedure

IV.1. Description

IV.1.1. Type of procedure

Open 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 several operators

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.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2016/S 179-320243](#)

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

Date: 25/01/2017 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

IV.2.7. Conditions for opening of tenders

Date: 25/01/2017 Local time: 12:00

Place:

Bedford.

Section VI: Complementary information

VI.1. Information about recurrence

This is a recurrent procurement: yes

VI.2. Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3. Additional information

All discussions, meetings and communications will be conducted in English. The contract will be subject to English law. Tenders and all supporting documents must be priced in GBP and all payments under the contract will be made in GBP.

This procurement and award is subject to the transparency arrangements being adopted by the UK Government. These arrangements include the publication of tender documentation issued by the HCA and the contract between the HCA and supplier. Bidders should highlight any areas they consider commercially sensitive in order for the HCA to be able to honour our transparency obligations without undermining the bidders commercial interests.

Candidates are advised that the HCA is subject to the Freedom of Information Act 2000 ('The Act'). If a candidate considers that any of the information supplied as part of this procurement procedure should not be disclosed because of its commercial sensitivity, confidential or otherwise, they must, when providing this information, clearly identify the specific information they do not wish to be disclosed and clearly specify the reasons for its sensitivity. The HCA shall take such statements into consideration in the event that it receives a request pursuant to the Act which relates to the information provided by the interested party. Please note, it is insufficient to include a statement of confidentiality encompassing all the information provided in the response.

The HCA takes a zero-tolerance approach to bribery and corruption and sets high standards of impartiality, integrity and objectivity in relation to the stewardship of public funds and the management of its activities. The principles contained within this policy apply to both internal and external audiences, including anyone wishing to undertake business or engage with the HCA. Please refer to our Anti-bribery and Corruption Policy by visiting <http://www.homesandcommunities.co.uk/ethical-policies> for further information.

All dates included in this notice are provisional and potentially subject to revision.

The HCA wishes to establish a Framework Agreement for use by itself and the following UK public sector bodies (and any future successors to these organisations): Combined Authorities established under Section 103 of the Local Democracy Economic Development and Construction Act 2009, <http://www.local.gov.uk/devolution/map>, All Ministerial and Non Ministerial UK Government Departments, including their Executive Agencies and other subsidiary bodies; Other parts of Central Government holding Crown Status employing Civil Servants; All non-Crown Status Government Companies wholly or partly owned by Central Government Departments and their subsidiaries; The non-Departmental Public Bodies, other Public Bodies, Public Corporations and their subsidiary bodies sponsored by Central Government Departments which are not covered by the above categories; Local Authorities Registered Providers; Any successor bodies to any of the above; and All new bodies created which fall within the criteria above.

The following links: <https://www.ons.gov.uk/economy/nationalaccounts/uksectoraccounts/datasets/publicsectorclassificationguide>, <https://www.gov.uk/government/policies/local-enterprise-partnerships-leps-and-enterprise-zones?page=2>, <https://www.gov.uk/government>

[/organisations](#), <http://openlylocal.com/councils/all>, <http://www.education.gov.uk/edubase/home.html>

sets out details of the bodies that fall within the categories set out above and may be referred to as a point of reference. DPP3 will cover all areas of England with the exception of London, as HCA does not operate in London.

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.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=227556878>

GO Reference: GO-20161117-PRO-9131731.

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Court of Justice

Postal address: The Strand

Town: London

Postal code: WC2A 2LL

Country: United Kingdom

Internet address: <http://www.hmcourts-service.gov.uk>

VI.5. Date of dispatch of this notice

17/11/2016