

**United Kingdom-Basingstoke: Real estate services**  
**OJ S 168/2020 31/08/2020**  
**Contract award notice**  
**Services**

**Legal Basis:**

Directive 2014/24/EU

---

**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Basingstoke and Deane Borough Council  
Postal address: Civic Offices, London Road  
Town: Basingstoke  
NUTS code: UKJ3 Hampshire and Isle of Wight  
Postal code: RG21 4AH  
Country: United Kingdom  
Contact person: Danielle Jones  
E-mail: [ManydownProcurement@basingstoke.gov.uk](mailto:ManydownProcurement@basingstoke.gov.uk)  
Telephone: +44 1256845781

**Internet address(es):**

Main address: <https://www.basingstoke.gov.uk/>

**I.1. Name and addresses**

Official name: Hampshire County Council  
Postal address: The Castle  
Town: Winchester  
NUTS code: UKJ3 Hampshire and Isle of Wight  
Postal code: SO23 8UJ  
Country: United Kingdom  
Contact person: Danielle Jones  
E-mail: [ManydownProcurement@basingstoke.gov.uk](mailto:ManydownProcurement@basingstoke.gov.uk)  
Telephone: +44 1256845781

**Internet address(es):**

Main address: <https://www.hants.gov.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**

Manydown Development

**II.1.2. Main CPV code**

70000000 Real estate services

**II.1.3. Type of contract**

Services

**II.1.4. Short description**

Manydown is a government-recognised transformational housing project comprising an area of approximately 843 ha (2 080 acres) west of Basingstoke, which could ultimately see the delivery of 7 800 homes in total in the current local plan period and beyond. The initial phases of the Manydown project have been allocated for at least 3 200 (with potential for this to be increased by 10 % up to 3 520) private and affordable dwellings in the first phase with the potential to develop a further 4 600 dwellings in future phases, subject to satisfactory performance during phase 1, community accommodation together with associated infrastructure and commercial/retail space. Basingstoke and Deane Borough Council and Hampshire County Council ('the councils'), acting as joint land owners, wish to deliver the project in conjunction with a partner through a joint venture arrangement. The partner, or consortium of partners, will bring expertise, creativity and financial resources to the development.

**II.1.6. Information about lots**

This contract is divided into lots: no

**II.1.7. Total value of the procurement**

Value excluding VAT: 2 200 000 000,00 GBP

**II.2. Description**

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

71500000 Construction-related services, 71000000 Architectural, construction, engineering and inspection services, 71242000 Project and design preparation, estimation of costs, 45215214 Residential homes construction work, 71240000 Architectural, engineering and planning services, 45211000 Construction work for multi-dwelling buildings and individual houses, 71541000 Construction project management services, 70110000 Development services of real estate, 70111000 Development of residential real estate, 70112000 Development of non-residential real estate, 45211100 Construction work for houses, 45211300 Houses construction work, 45211341 Flats construction work, 45211350 Multi-functional buildings construction work, 45211360 Urban development construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45213100 Construction work for commercial buildings, 45100000 Site preparation work, 45111200 Site preparation and clearance work, 70331000 Residential property services, 70332000 Non-residential property services, 66100000 Banking and investment services

**II.2.3. Place of performance**

NUTS code: UKJ3 Hampshire and Isle of Wight

Main site or place of performance: Manydown Estate, Basingstoke, Hampshire.

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

The project has an estimated total value of GBP 2 200 000 000, with Phase 1 (Manydown North) having a value of GBP 1 151 138 239. These figures are based on the gross development value for phase 1 with a reasonable forecast for future development phases. The

councils have procured a joint venture partner to enter into a 50/50 joint venture vehicle ('JV'). The councils selected a JV partner with the financial capability, technical resource and experience to deliver a new neighbourhood of the highest quality. The councils' aim is to incentivise its JV partner to take a longterm approach with strong placemaking at the heart of the delivery strategy. This approach will deliver a high quality new community, whilst also creating value and financial returns. The JV will be required to undertake or procure the provision of:

- at least 3 200 (with a potential for this to be increased by 10 % up to 3 520) private and affordable dwellings in the first phase with the potential to develop a further 4 600 dwellings in future development phases, subject to satisfactory performance during phase 1; — a new district centre and supporting local centres including an appropriate provision of commercial and community facilities to support the wider placemaking of Manydown;
- a small provision of self-build units and a permanent, pitch/ plot provision to meet identified accommodation needs of gypsies, travellers and travelling showpeople in the borough;
- the provision of social and physical infrastructure (including the development of a road through the development), including community facilities, local shopping facilities, healthcare facilities and sports and leisure facilities including playing pitches;
- the enabling of two primary schools and the safeguarding of land for a secondary school;
- appropriate green space/green infrastructure including a country park;
- infrastructure for sewerage on and off site and surface water drainage; and
- development management services in relation to the land interests referred to above.

In order to deliver these outcomes, the JV will, as a minimum, be required to undertake:

- land acquisition and land assembly (in addition to disposal and transfer of land interests);
- the construction and master planning design process;
- development of both residential, commercial and community aspects of the site;
- agreeing terms with existing owners of third party community land interests and other land interests (as necessary);
- ongoing consultation, communication and negotiation with stakeholders, as required;
- obtaining planning consents and negotiating and entering into planning and other related agreements;
- commissioning construction phases and entering into appropriate construction contracts;
- entering into development management contracts in relation to the site;
- marketing and managing sales of those phases within the site which are deemed to be appropriate for sale by the JV and entering into any necessary sales agency contracts and consultancy contracts in accordance with the JV's procurement policy;
- entering into legacy arrangements for the long term management and maintenance of the site;
- identifying new opportunities for the JV and preparing feasibility reports and plans for any such opportunities; and
- securing finance as necessary including any applicable public sector funding.

The councils will participate in the JV through a corporate special purpose vehicle (councils' SPV'). The councils intend to contribute certain land interests to the JV (subject to satisfaction of certain conditions).

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

Quality criterion - Name: Quality / Weighting: 65

Cost criterion - Name: Cost / Weighting: 35

#### **II.2.11. Information about options**

Options: yes

Description of options:

This procurement relates to the procurement of a JV partner for an initial 15-year JV with the councils, with the option to extend by a maximum of a further 15 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**

### **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.1.6. Information about electronic auction**

An electronic auction has been used

##### **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: [2016/S 133-239465](#)

##### **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:** DN128199

A contract/lot is awarded: yes

#### **V.2. Award of contract**

##### **V.2.1. Date of conclusion of the contract**

28/07/2020

##### **V.2.2. Information about tenders**

Number of tenders received: 3

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 3

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

##### **V.2.3.**

**Name and address of the contractor**

Official name: Manydown Investco LLP  
Postal address: 50 New Bond Street  
Town: London  
NUTS code: UK United Kingdom  
Postal code: W1S 1BJ  
Country: United Kingdom  
The contractor is an SME: no

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

Initial estimated total value of the contract/lot: 2 200 000 000,00 GBP  
Total value of the contract/lot: 2 200 000 000,00 GBP

**V.2.5. Information about subcontracting****Section VI: Complementary information**

---

**VI.3. Additional information**

The award of this contract is made with reference to the original Contract Notice reference [2016/S 133-239465](#).

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

Official name: High Court of England and Wales  
Postal address: Royal Courts of Justice, Strand  
Town: London  
Postal code: WC2A 2LL  
Country: United Kingdom

**VI.4.3. Review procedure**

Precise information on deadline(s) for review procedures:

The minimum 10 calendar day standstill period from the date the information on the award of the contract was communicated to bidders has been observed, and has now lapsed. The requirements of the Public Contracts Regulations 2015 have been met. Any correspondence relating to this contract award notice should be brought to the attention of the named contact at the address specified in Section I above.

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

26/08/2020