

**United Kingdom-Bristol: Construction work for houses**  
**OJ S 235/2016 06/12/2016**  
**Contract notice**  
**Works**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Homes and Communities Agency

Postal address: 2 Rivergate

Town: Bristol

NUTS code: UKJ33 Hampshire CC

Postal code: BS1 6EH

Country: United Kingdom

Contact person: Duncan Thomas

E-mail: [Duncan.Thomas@bnpparibas.com](mailto:Duncan.Thomas@bnpparibas.com)

Telephone: +44 2073384010

**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: <http://www.lmt-alton.com>

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

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**Section II: Object**

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

**II.1.1. Title**

Development of the former Lord Mayor Treloar Hospital Site at Alton, Hampshire.

Reference number: HCAE17081

**II.1.2. Main CPV code**

45211100 Construction work for houses

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

The Homes and Communities Agency (HCA) is seeking a development partner to deliver much needed housing, whilst delivering on local aspirations to create a distinctive, lower density semi-rural residential environment on a prime site in Alton. The HCA anticipates the construction of up to 280 homes, including 20 % affordable housing, within a net developable area of 10.99 ha. The successful partner will be required to secure reserved matters planning consent, develop a new country park, and fulfill the HCA's obligations under various legal agreements in relation to payments for the delivery of local infrastructure. Ancillary requirements will include interim estates management, demolition and completion of road infrastructure, and appropriate future long term management and maintenance strategies for open space and public areas. The value included in this notice is the anticipated gross development value of the scheme and does not represent either the HCA's estimate of value.

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

Value excluding VAT: 187 500 000,00 GBP

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

This contract is divided into lots: no

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

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

45000000 Construction work, 45111000 Demolition, site preparation and clearance work, 45111291 Site-development work, 45112700 Landscaping work, 45112711 Landscaping work for parks, 45230000 Construction work for pipelines, communication and power lines, for highways, roads, airfields and railways; flatwork, 45233120 Road construction works, 72224000 Project management consultancy services, 71400000 Urban planning and landscape architectural services, 70122000 Land sale or purchase services, 70330000 Property management services of real estate on a fee or contract basis, 70300000 Real estate agency services on a fee or contract basis, 71500000 Construction-related services, 77313000 Parks maintenance services, 77314000 Grounds maintenance services, 79340000 Advertising and marketing services, 90700000 Environmental services, 98300000 Miscellaneous services

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

NUTS code: UKJ33 Hampshire CC

Main site or place of performance: Hampshire CC.

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

The HCA is seeking a development partner to deliver much needed housing, whilst delivering on local aspirations to create a distinctive, lower density semi-rural residential environment on a prime site in Alton. The successful partner will construct around 280 homes, including 20 % affordable housing, that will meet local design aspirations including:- 1) the creation of a distinctive residential neighbourhood; 2) retention of much of the mature landscaping; 3) provision of a publicly accessible country park with a recreation space and play facilities, and improved connections for existing communities; 4) Development and delivery of a long term management strategy for the park; and 5) provide suitable connections between the new residential areas, and the country park and existing residential areas.

The successful partner will be required to obtain reserved matters consent for the development. Ancillary requirements will include interim estates management, demolition and completion of road infrastructure and appropriate future long term management and maintenance strategies

for open space and public areas. The site is marketed with the benefit of outline planning consent, secured in July 2015, including detailed consent for highways work and work associated with the construction of a replacement railway bridge across Whitedown Lane. This opportunity will include:

- (a) construction of houses including affordable housing provision;
- (b) provision of a publicly accessible country park with recreational space and play facilities;
- (c) interim estates management services;
- (d) demolition works; and
- (e) management of the disposal process.

The HCA has been working closely with the neighbouring Selborne Road site developer, owned by various landowners but known collectively as the Selborne Road Landowners (SRL). The Selborne Road site is identified for development of a further 249 houses and requires the same bridge and highway works as Lord Mayor to unlock the development. For the avoidance of doubt, this site does not form part of the current procurement. The terms for HCA working together with the SRLs are outlined in a Collaboration Agreement and the successful partner will have the benefit of this agreement. Under this agreement, SRL will be electing to deliver the bridge and associated highway works and as such the successful partner will need not deliver the bridge and highway works but will be required to make relevant financial contributions to these works. Further details are contained in the Memorandum of Information ('MOI') and Selection Questionnaire ('SQ') which can be obtained from the contact point identified at I.1.

#### **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: 187 500 000,00 GBP

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

Start: 15/09/2017 End: 15/09/2022

This contract is subject to renewal: no

#### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 3

#### **II.2.10. Information about variants**

Variants will be accepted: no

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

Options: yes

Description of options:

This opportunity currently involves certain local infrastructure works, however, the HCA reserves the right, at its sole discretion, to remove this element of the works at any stage throughout the procurement process or post contract award. The HCA reserves the right to procure repeat requirements of a similar nature without a further call for competition pursuant to Regulation 32 of the Public Contracts Regulations 2015.

#### **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

List and brief description of selection criteria:

In accordance with the Public Contracts Regulations 2015 and as set out in the Selection Questionnaire.

#### III.1.3. Technical and professional ability

List and brief description of selection criteria:

In accordance with the Public Contracts Regulations 2015 and as set out in the Selection.

### III.2. Conditions related to the contract

#### III.2.2. Contract performance conditions

None.

## 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.1.4. Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### IV.1.5. Information about negotiation

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

Date: 23/01/2017 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

## 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 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.

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 its partner. Bidders should highlight any areas they consider commercially sensitive in order for the HCA to be able to honour its transparency obligations without undermining the bidders commercial interests.

Bidders are advised that the HCA is subject to the Freedom of Information Act 2000 ('The Act'). If a bidder 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 and the HCA may at its sole discretion elect to disclose any information provided by bidders.

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.gov.uk/government/publications/anti-bridery-and-corruption-policy> for further information.

The HCA reserves the right to request deposits, guarantees or other forms of security. Further details will be provided in the tender documents.

The main financing conditions and payment arrangements will be set out in the tender documents.

Requests to participate may be submitted by a single candidate or a grouping of economic operators (consortia). In the event of a successful consortium bid, the HCA may specify that the consortium takes a particular legal form and/or require that a single consortium member takes primary liability or that each member contracts on the basis of joint and several liability irrespective of the legal form adopted. Where a subsidiary is used, the ultimate parent company may be required to provide a guarantee in respect of the performance of the contract by the subsidiary. It is envisaged that three operators will be invited to tender or to participate in dialogue.

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

Additional information can be obtained from the contact point at Annex 1.

You can register your interest and obtain copies of the SQ/MOI by contacting the contact point identified at Annex 1.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=229701874>

GO Reference: GO-2016122-PRO-9183735.

#### **VI.4. Procedures for review**

##### **VI.4.1. Review body**

Official name: Royal Court of Justice

Town: London

Country: United Kingdom

Telephone: +44 2079477882

##### **VI.4.3. Review procedure**

Precise information on deadline(s) for review procedures:

Lodging of Appeals as per Public Contracts Regulations 2015.

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

02/12/2016