

**United Kingdom-Pontypool: Development of residential real estate**

OJ S 202/2019 18/10/2019

Contract notice

Works

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Melin Homes Ltd

Postal address: Ty'r Efail, Lower Mill Field

Town: Pontypool

NUTS code: UKL16 Gwent Valleys

Postal code: NP4 0XJ

Country: United Kingdom

Contact person: James Gundy

E-mail: [James.Gundy@blakemorgan.co.uk](mailto:James.Gundy@blakemorgan.co.uk)

Telephone: +44 2920686158

**Internet address(es):**Main address: [www.melinhomes.co.uk](http://www.melinhomes.co.uk)Address of the buyer profile: [https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA24809](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA24809)**I.1. Name and addresses**

Official name: Monmouthshire County Council

Postal address: PO Box 106

Town: Caldicot

NUTS code: UKL21 Monmouthshire and Newport

Postal code: NP26 9AN

Country: United Kingdom

E-mail: [contact@monmouthshire.gov.uk](mailto:contact@monmouthshire.gov.uk)

Telephone: +44 1633644644

**Internet address(es):**Main address: <http://www.monmouthshire.gov.uk>Address of the buyer profile: [https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0277](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0277)**I.1. Name and addresses**

Official name: Candleston Ltd

Postal address: Ty'r Efail, Lower Mill Field

Town: Pontypool

NUTS code: UKL21 Monmouthshire and Newport

Postal code: NP4 0XJ

Country: United Kingdom

E-mail: [info@candlestonhomes.co.uk](mailto:info@candlestonhomes.co.uk)**Internet address(es):**Main address: <https://www.candlestonhomes.co.uk/>

Address of the buyer profile: [https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=)

**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: [www.sell2wales.gov.wales](http://www.sell2wales.gov.wales)

Additional information can be obtained from the abovementioned address

Tenders or requests to participate must be submitted electronically via: [www.sell2wales.gov.wales](http://www.sell2wales.gov.wales)

**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 at Crick Road

**II.1.2. Main CPV code**

70111000 Development of residential real estate

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

Residential development of 271 homes, a care home and public open space, landscaping and associated infrastructure works.

**II.1.5. Estimated total value**

Value excluding VAT: 43 000 000,00 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, 45111291 Site-development work, 45210000 Building construction work, 45110000 Building demolition and wrecking work and earthmoving work, 45211340 Multi-dwelling buildings construction work, 45211350 Multi-functional buildings construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45212400 Accommodation and restaurant buildings, 45212410 Construction work for lodging buildings, 45213100 Construction work for commercial buildings

**II.2.3. Place of performance**

NUTS code: UKL21 Monmouthshire and Newport

Main site or place of performance: Crick Road, Portskewett, Caldicot, Wales.

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

The residential element comprises the development of 271 homes in total, of which, circa 25 % will be affordable. The proposed layout comprises of two distinct character areas, notably the village street/greenway and the neighbourhood core. Generous green corridors have been incorporated as a landscape backbone, enhancing biodiversity whilst ensuring permeability throughout the site and linking with existing green infrastructure opportunities beyond the site boundary.

The proposed Crick Road Care Home is inspired by the 'Australian Butterfly Home' dementia-care model of 4 individual houses of 8 residents each, centred around a secure, dementia-friendly courtyard garden. At the centre of this space sits the village hall, a prominent focal point for residents.

#### **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: 43 000 000,00 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.2.9. Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 5

#### **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**

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

#### **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

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### **Section IV: Procedure**

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

##### **IV.1.1.**

## **Type of procedure**

Restricted 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 Envisaged maximum number of participants to the framework agreement: 2

### **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: 18/11/2019 Local time: 17:00

### **IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

Date: 06/12/2019

### **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.3. Additional information**

Melin Homes will be the ultimate contracting authority for the appointment of up to 2 contractors. The framework agreement will also enable wider access for Candleston and Monmouthshire County Council to enter into separate building contracts for future residential phases, care home facilities and associated infrastructure/public realm works. The framework agreement will set out a call-off mechanism for these future phases accordingly.

The award of Phase 1a (residential) and Phase 1b (care home) will be contemporaneous with the award of the framework agreement. The employer for Phase 1a will be Melin Homes, the employer for Phase 1b will be Monmouthshire County Council.

Please refer to the tender documents for more information.

Note: To register your interest in this notice and obtain any additional information please visit the Sell2Wales website at [https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=96290](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=96290)

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at [https://www.sell2wales.gov.wales/sitehelp/help\\_guides.aspx](https://www.sell2wales.gov.wales/sitehelp/help_guides.aspx)

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

Under the terms of this contract the successful supplier(s) will be required to deliver community benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The community benefits included in this contract are:

Please refer to tender documents.

(WA Ref:96290)

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

**VI.4.1. Review body**

Official name: Melin Homes Ltd  
Postal address: Ty'r Efail, Lower Mill Field  
Town: Pontypool  
Postal code: NP4 0XJ  
Country: United Kingdom  
Telephone: +44 1495745910

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

16/10/2019