

United Kingdom-Brentwood: Real estate services
OJ S 206/2019 24/10/2019
Contract award notice
Services

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1. Name and addresses

Official name: Brentwood Borough Council

Postal address: Town Hall, Ingrave Road

Town: Brentwood

NUTS code: UKH3 Essex

Postal code: CM15 8AY

Country: United Kingdom

Contact person: Jane Mitchell

E-mail: jane.mitchell@brentwood.gov.uk

Telephone: +44 1277312583

Internet address(es):

Main address: www.brentwood.gov.uk

Address of the buyer profile: <https://www.delta-esourcing.com>

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

Procurement of a Partner(s) for the Brentwood Asset Development Programme and Related Framework agreement

II.1.2. Main CPV code

70000000 Real estate services

II.1.3. Type of contract

Services

II.1.4. Short description

Brentwood Borough Council is seeking to procure a partner(s) for its asset development programme. The Council has a substantial portfolio of surplus land and property that can either be disposed of or developed. The Council wishes to take an active role in development through the partnership, to improve the financial returns to the Council and increase the pace of delivery. The Council therefore seeks a partner(s) with development and funding expertise to work with it to identify opportunities from its land holdings, and bring forward development

and funding of sites. The partner(s) will carry out demolition, preparation, design, build, finance, operation, management and maintenance of mixed-use development and regeneration schemes, including (but not limited to) housing, retail, commercial units, public spaces, and leisure facilities. The Council reserves the right to independently pursue investment opportunities and land acquisitions during the lifetime of the partnership.

II.1.6. Information about lots

This contract is divided into lots: no

II.1.7. Total value of the procurement

Value excluding VAT: 1 000 000 000,00 GBP

II.2. Description

II.2.2. Additional CPV code(s)

71000000 Architectural, construction, engineering and inspection services, 45210000 Building construction work, 45211360 Urban development construction work, 45211300 Houses construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45211350 Multi-functional buildings construction work, 45214000 Construction work for buildings relating to education and research, 45214200 Construction work for school buildings, 45214210 Primary school construction work, 45214300 Construction work for college buildings, 45233260 Pedestrian ways construction work, 45453100 Refurbishment work, 45112700 Landscaping work, 45111000 Demolition, site preparation and clearance work, 71220000 Architectural design services, 71240000 Architectural, engineering and planning services, 71247000 Supervision of building work, 71251000 Architectural and building-surveying services, 71400000 Urban planning and landscape architectural services, 71540000 Construction management services, 71530000 Construction consultancy services, 71315200 Building consultancy services, 70000000 Real estate services, 70110000 Development services of real estate, 70123100 Sale of residential real estate, 70331000 Residential property services, 70332200 Commercial property management services, 45262700 Building alteration work, 50700000 Repair and maintenance services of building installations, 50710000 Repair and maintenance services of electrical and mechanical building installations, 45259300 Heating-plant repair and maintenance work, 45330000 Plumbing and sanitary works, 90920000 Facility related sanitation services, 77314000 Grounds maintenance services, 79993000 Building and facilities management services, 79211000 Accounting services, 79211100 Bookkeeping services, 71311000 Civil engineering consultancy services, 71312000 Structural engineering consultancy services, 55250000 Letting services of short-stay furnished accommodation, 70120000 Buying and selling of real estate, 70300000 Real estate agency services on a fee or contract basis, 71541000 Construction project management services, 70111000 Development of residential real estate, 70112000 Development of non-residential real estate, 70210000 Residential property renting or leasing services, 70220000 Non-residential property renting or leasing services, 70123200 Sale of non-residential estate, 45111291 Site-development work, 70332100 Land management services, 70330000 Property management services of real estate on a fee or contract basis

II.2.3. Place of performance

NUTS code: UKH3 Essex

Main site or place of performance: Essex.

II.2.4. Description of the procurement

JV Partner

The primary purpose of this procurement is to procure a strategic partner(s) for Brentwood Borough Council (the Council) for a contract term of 30 years.

The Council is proposing a particular structure for the partnership, however, it is open to the market to design a solution that meets its objectives and therefore this structure is not mandatory. The Council is pursuing a partnership approach with a view to securing the optimum solution with a partnership structure which best suits that solution.

The Council intends to enter into a partnership agreement ('Partnership Agreement') under which a partner(s) will be appointed to carry out demolition, preparation, design, build, finance, operation and maintenance of mixed-use development and regeneration schemes, including (but not limited to) housing, retail, new residential units, commercial units, public spaces, and leisure facilities. There may be a requirement for the partner(s) to undertake other specialist areas such as highway works, grounds maintenance, facilities management, and repairs and maintenance works under the arrangement. The type of legal entity who will appoint the contractor(s) could vary depending on tenderers' proposals.

The Council will invest its land in the partnership but all other funding approaches are to be developed as part of the funding solution developed through the competitive dialogue procedure. The Council recognises the opportunity for it to act as a senior lender and is willing to consider any structural mechanisms/alternative joint venture structures that may deliver commercial benefit to both parties. The securing of capital, funding and/or investment will form part of the partnership solution, as will the marketing and positioning of the real estate developed.

The partner(s) will provide its development expertise, equity investment and access to private funding. The partnership will fund and deliver a programme of sites (including residential, commercial, community and other schemes) which are identified and declared as surplus by the Council. The Council and its partner(s) will share in any financial returns from the sale or rental of the development sites in a manner that is commensurate with the risks taken.

Framework agreement

In addition to the partnership agreement, the Council is acting as a central purchasing body through which the contracting authorities listed in Section VI.3) (the 'Participating Bodies') may wish to procure a substantially similar partnership to that under the partnership agreement under a separate framework agreement. There is no obligation on the participating bodies to participate and the Council gives no guarantee or warranty as to the nature or volume of the partnership services/works, if any, to be called-off.

II.2.5. Award criteria

Price

II.2.11. Information about options

Options: yes

Description of options:

Additional works, services or supplies may be purchased as a result of the award of this procurement.

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.1.8. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: yes

IV.2. Administrative information

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

A contract/lot is awarded: yes

V.2. Award of contract

V.2.1. Date of conclusion of the contract

09/10/2019

V.2.2. Information about tenders

Number of tenders received: 15

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

V.2.3. Name and address of the contractor

Official name: Morgan Sindall Group plc

Postal address: Kent House, 14- 17 Market Place

Town: London

NUTS code: UKH3 Essex

Postal code: W1W 8AJ

Country: United Kingdom

Telephone: +44 2073079200

The contractor is an SME: no

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

Initial estimated total value of the contract/lot: 1 000 000 000,00 GBP

Total value of the contract/lot: 1 000 000 000,00 GBP

V.2.5. Information about subcontracting

Section VI: Complementary information

VI.3. Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=421857829>

GO Reference: GO-20191022-PRO-15498890

VI.4. Procedures for review

VI.4.1. Review body

Official name: Royal Courts of Justice
Town: London
Postal code: WC2A 2LL
Country: United Kingdom
Telephone: +44 20794760000

VI.4.2. Body responsible for mediation procedures

Official name: Royal Courts of Justice
Town: London
Country: United Kingdom
Telephone: +44 20794760000

VI.4.3. Review procedure

Precise information on deadline(s) for review procedures:

The Council will incorporate a minimum 10 calendar days standstill period at the point information on the award of the contract is communicated to tenderers. This period allows unsuccessful tenderers to seek further debriefing from the Council before the contract is entered into. If an appeal regarding the award of the contract has not been successfully resolved, the Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or who are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland).

VI.4.4. Service from which information about the review procedure may be obtained

Official name: High Court
Postal address: Royal Courts of Justice, Strand
Town: London
Postal code: WC2A 2LL
Country: United Kingdom
Telephone: +44 20794760000

VI.5. Date of dispatch of this notice

22/10/2019