

## Part 4 Outline Solution

**Contract Reference**

**TTDA0719**

**Contract Title**

**Development Partner for Collaton St Mary  
and Preston Down Road Sites, Paignton**

**Maximum Period of Contract**

**Five Years**

**Return Date**

**Monday 20 January 2020**

**Return Time**

**12:00 Noon**

**Return To**

**[www.supplyingthesouthwest.org.uk](http://www.supplyingthesouthwest.org.uk)**

**Applicant Name**

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# Stage Two

Applicants are Invited to Submit an Outline Solution (ISOS) that makes specific reference to the Method Statements and Technical Questions contained in the following pages. Questions asked in Section A – Mandatory Criteria should be answered directly.

Outline Solutions will form the basis of the 2<sup>nd</sup> round of Competitive Dialogue and if Applicants are Invited to Submit a Final Solution (ISFS) at Stage Three by Torbay Council, bidders will be required to submit full details of their proposed solution.

Responses will be evaluated against the requirements stated in the Award Criteria and the extent to which the response addresses the Council's specific requirements.

## Section A. Pass / Fail Criteria

The questions within this section shall be assessed on the basis of pass or fail. The minimum requirement to achieve a Pass is for the Applicant to respond Yes.

Question Number	Questions	Response
1	Please confirm that your proposed team or your proposed consultant team has capacity to undertake the work required to secure delivery of this site within the timescales laid out in these documents.	Yes / No
Comments:		
2	Please confirm that your Net Worth (Balance Sheet) for each of the previous two financial years is, as a minimum, equal to the estimated Capital Expenditure to be incurred to deliver the Developer Agreement under this project.  If the answer is yes, please provide evidence of your ability to fund the land purchase, site promotion and delivery of the scheme.	Yes / No
Comments:		

## Section B. Method Statements

Applicants are required to submit their responses to Torbay Council's requirements through the development of the following Method Statements. The responses should be presented in such a manner so as to be capable of forming part of the Contract.

Responses must be relevant to the question and appropriate in length. Relevant supporting information may be submitted, provided that it is clearly referenced in the question to which it relates and appended to the main submission.

**Please note:** The evaluation of the response will not go beyond the word limit that has been set. However Applicants may submit clearly referenced images to support their submissions.

Method Statement Number	Method Statement	% Score								
1	<p><b><u>Design - Development</u></b></p> <p>Keeping in mind that design quality outlined in the Marketing Brief and generally in the Part 2 Specification, please explain the key design elements of your proposed scheme.</p> <p>Please provide the following information as part of your explanation:</p> <table><tr><td>Scheme layout including accommodation schedule detailing mix of housing types, storey heights and location of affordable housing within each phase</td><td>6%</td></tr><tr><td>An image of the proposed street scene showing unit typology, elevational dressing and approach to the street scene to include car parking, wheelie bin/ recycling locations, and all other standard items found within a usual street environment.</td><td>6%</td></tr><tr><td>A schedule of proposed material finishes that reflect the local character and also respond the site's location as a visual entry point into [CsM/Torbay]</td><td>6%</td></tr><tr><td>Detail the level of public open space to be provided and the level of amenity that this will allow for the development</td><td>6%</td></tr></table>	Scheme layout including accommodation schedule detailing mix of housing types, storey heights and location of affordable housing within each phase	6%	An image of the proposed street scene showing unit typology, elevational dressing and approach to the street scene to include car parking, wheelie bin/ recycling locations, and all other standard items found within a usual street environment.	6%	A schedule of proposed material finishes that reflect the local character and also respond the site's location as a visual entry point into [CsM/Torbay]	6%	Detail the level of public open space to be provided and the level of amenity that this will allow for the development	6%	30%
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A schedule of proposed material finishes that reflect the local character and also respond the site's location as a visual entry point into [CsM/Torbay]	6%									
Detail the level of public open space to be provided and the level of amenity that this will allow for the development	6%									



## Section C. Technical Questions (Price)

Applicants are required to submit their responses to the following Technical Questions. The responses should be presented in such a manner so as they may form part of the Contract.

Responses must be relevant to the questions and appropriate in length. Supporting information may be submitted, provided that it is clearly referenced in the question to which it relates and appended to the main submission.

The evaluation of the response will not go beyond the word limit that has been set, if applicable.

Technical Question Number	Technical Question	% Score
1	<p><b><u>Land Value</u></b></p> <p>Applicants must complete cell C8 in Part 5 Land Value to propose the Land Price offered.</p>	30%
2	<p><b><u>Overage Proposals</u></b></p> <p>The Council require overage proposals on the basis of a share of uplift in sales values. Bidders should provide their proposals to include a threshold value from which any surplus will be shared in Cell C9 of Part 5 Land Value and the split of values between the Development Partner and the Council in Cells F9 and G9 of Part 5 Land Value. Proposals will be scored on the level of threshold value and the percentage of surplus that the Council will receive.</p>	7%
3	<p><b><u>Land Value</u></b></p> <p>Applicants are to provide a payment profile for deferred payments if relevant.</p> <p><b>Word Limit: 500 words A4 Font Arial Size 12</b></p>	3%
<p><b>Response:</b></p>		

## Section D. Non-Scoring Questions – For Information Only

Applicants are required to submit their responses to the following Non-Scoring Questions.

Responses must be relevant to the question and appropriate in length. Supporting information may be submitted, provided that it is clearly referenced in the question to which it relates and appended to the main submission.

Question Number	Non-Scoring Questions
1	Please provide proof of Board or other relevant approval for the purchase.
Response:	
2	Please confirm that you have reviewed the contents of the Data Room. Please comment on any additional due diligence which is required before the contract becomes unconditional.
Response:	