



**NORTH DEVON
DISTRICT COUNCIL
ARE SEEKING
TO PROCURE A
DEVELOPMENT
PARTNER FOR THEIR
4.52 HA SITE AT
SEVEN BRETHREN
BANK, BARNSTAPLE,
DEVON FOR THE
DEVELOPMENT OF UP
TO 180 HOMES.**



BARNSTAPLE
IS THE SUB-REGIONAL
CENTRE FOR
NORTHERN DEVON
AND PROVIDES MANY
KEY PROVISIONS
FOR THE REGION,
INCLUDING FURTHER
AND HIGHER
EDUCATION, THE
DISTRICT HOSPITAL
AND THE KEY CIVIC
AND RETAIL CENTRE.



**BARNSTAPLE IS THE
SUB-REGIONAL CENTRE
FOR NORTHERN DEVON**

BARNSTAPLE IS A TOWN UNDERGOING SIGNIFICANT TRANSFORMATION

INVESTMENT

£10.5M AWARDS

The Council was recently awarded **£6.5m** through the Future High Street Fund which together with **£4m** of co-funding will over the next 3 years revitalise and diversify the town centre offering, including a regenerated Pannier market. This investment will provide a stepping stone for further investment

£14M LEISURE CENTRE

Construction has commenced on a new **£14m** premier leisure centre adjacent to the development site, which will provide a local landmark

£83M A361 UPGRADE

The towns transport links are also being improved, with a **£83m** upgrade of the A361, the main arterial route into North Devon and Barnstaple, which is about to commence. Further improvements are also planned for The Barnstaple/Exeter rail line, which will make the town more accessible .



THE PROJECT

Seven Brethren is a key strategic location within Barnstaple and provides the opportunity to create an attractive and distinctive new community, within a high-quality development, set on the banks of the River Taw.

The site currently comprises the North Devon Leisure Centre, a short and long stay pay and display car park, a large area of tarmac hard standing used as an events area and a toleration site.

The Leisure Centre is in the process of being re-provided to the south of the development site. Work commenced in Sept 2020 and the new Tarka Leisure Centre is scheduled to open in Spring 2022. The events area and a temporary toleration site will be provided for within the new car park.

THE SCHEME COMPRISES THREE DISTINCTIVE PARTS:

STAGE 1

DEMOLITION
OF THE
EXISTING
LEISURE
CENTRE

STAGE 2

CONSTRUCTION
OF A NEW
LONG STAY
REPLACEMENT
CAR PARK ON
THE ADJOINING
2HA SITE

STAGE 3

DEVELOPMENT
OF 180
DWELLINGS
ON THE
4.5 HA RIVER
FRONT SITE

The scheme will also benefit from £2m of Land Release Funds (£1m towards junction improvements and £1m towards flood defences).

Additional photographs and videos of the site can be viewed in the Attachments Section of the Procurement Portal. [Click here to download file](#)



TENDER PROPOSALS

NDDC is using the Competitive Dialogue Procedure (Reg 30 Public Contracts Reg's 2015).

Developers will be required to submit proposals that comply with the pre-app advice and the principles set out in the Design and Access Statement for this scheme.

Tenders are being invited publicly via: [Find a Tender Service \(FTS\)](#)

The tender will proceed alongside the outline planning consent process.

SCOPE & OBJECTIVES OF THE PROJECT

THE COUNCIL IS SEEKING;

- TO ENSURE A HIGH-QUALITY SUSTAINABLE DEVELOPMENT
- A LOW CARBON PROJECT TO THE EXTENT THAT IT IS FINANCIALLY VIABLE TO DO SO
- A HIGH QUALITY PUBLIC REALM AND LANDSCAPING
- ENHANCED FOOTPATH AND CYCLE CONNECTIONS
- TO MAXIMISE RIVER VIEWS
- TO BUILD AN APPROPRIATE SCALE OF RESIDENTIAL DEVELOPMENT AND HOUSING MIX TO MEET LOCAL AREA DEMANDS
- TO SELECT A DEVELOPMENT PARTNER BY END OF DECEMBER 2021
- FOR PROPOSALS TO BE TENDERED WHICH DEMONSTRATE HIGH STANDARDS OF URBAN DESIGN AND WHICH RESPOND POSITIVELY TO THE OPPORTUNITIES OF THIS GATEWAY SITE TO BARNSTAPLE AND ITS HISTORIC CONTEXT

THE SELECTED DEVELOPMENT PARTNER WILL ENTER INTO:

A CONTRACT INCLUDING AN AGREEMENT FOR LEASE AND CONTRACT TERMS RELATING TO THE WORKS PROPOSED PURSUANT TO THIS PROJECT

A BUILD LEASE BASED ON THE HOMES ENGLAND FRAMEWORK AGREEMENT TEMPLATE



TIMETABLE

KEY MILESTONES WITHIN THE PROCUREMENT PROGRAMME:

MILESTONE	DATE
Selection Questionnaire (SQ) & Tender Documents issued	7th May 2021
Clarification Deadline	21st May 2021
Deadline for receipt of SQ submissions	7th June 2021
Shortlisted parties - Invitation to Submit Outline Solutions (ISOS)	14th June 2021
Site Visits	21st - 25th June 2021
Deadline for receipt of ISOS Submissions	23rd July 2021
Shortlisted parties - Invitation to Submit Detailed Solutions (ISDS)	23rd August 2021
Dialogue meetings	Aug/Sept 2021
Deadline for receipt of ISDS Submissions	17th Sept 2021
Shortlisted parties - Invitation to Submit Final Tender (ISFT)	18th Oct 2021
Deadline for receipt of ISFT Submissions	12th Nov 2021
Preferred bidder notified	Nov/Dec 2021
Award contract	Jan 2022
Mobilisation	Q1 2022
Start on Site	Q2 2022

All dates are indicative only and may be subject to change where necessary.

SITE VISITS

During the ISOS and ISDS stages, Suppliers will have the opportunity to arrange to visit the site which is within the contract scope.

TENDER EVALUATION

Tenders will be evaluated based on a split between quality and delivery of service outcomes and commercial / price elements, therefore the lowest Tender price will not necessarily guarantee the highest score during moderation. At each stage of the process bidders' returns will be scored via evaluation matrices.

EVALUATION CRITERIA	ISOS WEIGHTING	ISDS EVALUATION CRITERIA WEIGHTING RANGE	FINAL TENDER EVALUATION WEIGHTING RANGE
Commercial	50%	50%	50%
Quality	50%	50%	50%
Total	50%	50%	50%

**SEVEN
BRETHREN
BANK
DEVELOPMENT**

FOR FURTHER INFORMATION PLEASE CONTACT LAMBERT SMITH HAMPTON:

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DISCLAIMER: These Particulars are believed to be correct at February 2020, but the Developer reserves the right to change the scheme in the future. However, the Vendors/Lessors and Agents of this property give notice that: (1)

These Particulars are intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details.

(3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property. May 2021