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England

Making homes happen

# Homes England Delivery Partner Dynamic Purchasing System

Invitation to Tender for

Phase 3C at the former Whittingham Hospital, Preston

Submission Deadline: 30<sup>th</sup> November 2022 (13:00)

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# Development of Homes England Land: Phase 3C, Whittingham Hospital, Whittingham, Preston, PR3 2JE



Full Tender Submission Deadline 30<sup>th</sup> November 2022 – 1pm

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## Section 1: Introduction

Homes England is seeking to procure a preferred Development Partner to deliver housing on Phase 3C of the former Whittingham Hospital site located in Whittingham, Preston (referred to throughout this ITT as Phase 3C).

This 'Invitation to Tender' (ITT) is part of the Call for Competition procurement process being undertaken by the Homes England in accordance with the DPS Agreement.

You have received this ITT because you are a Member of Homes England's Delivery Partner Dynamic Purchasing System (DPS) and are one of the seven interested parties that responded positively to the Expression of Interest (EOI) for Phase 3C issued on the 16<sup>th</sup> August 2022.

The ITT is being managed on Homes England's behalf by CBRE, who will coordinate the e-tendering process and will operate as the primary point of contact for bidders should they require clarifications on the contents of this ITT pack.

Any clarifications regarding the content of this ITT should be issued using the DPS Portal (ProContract).

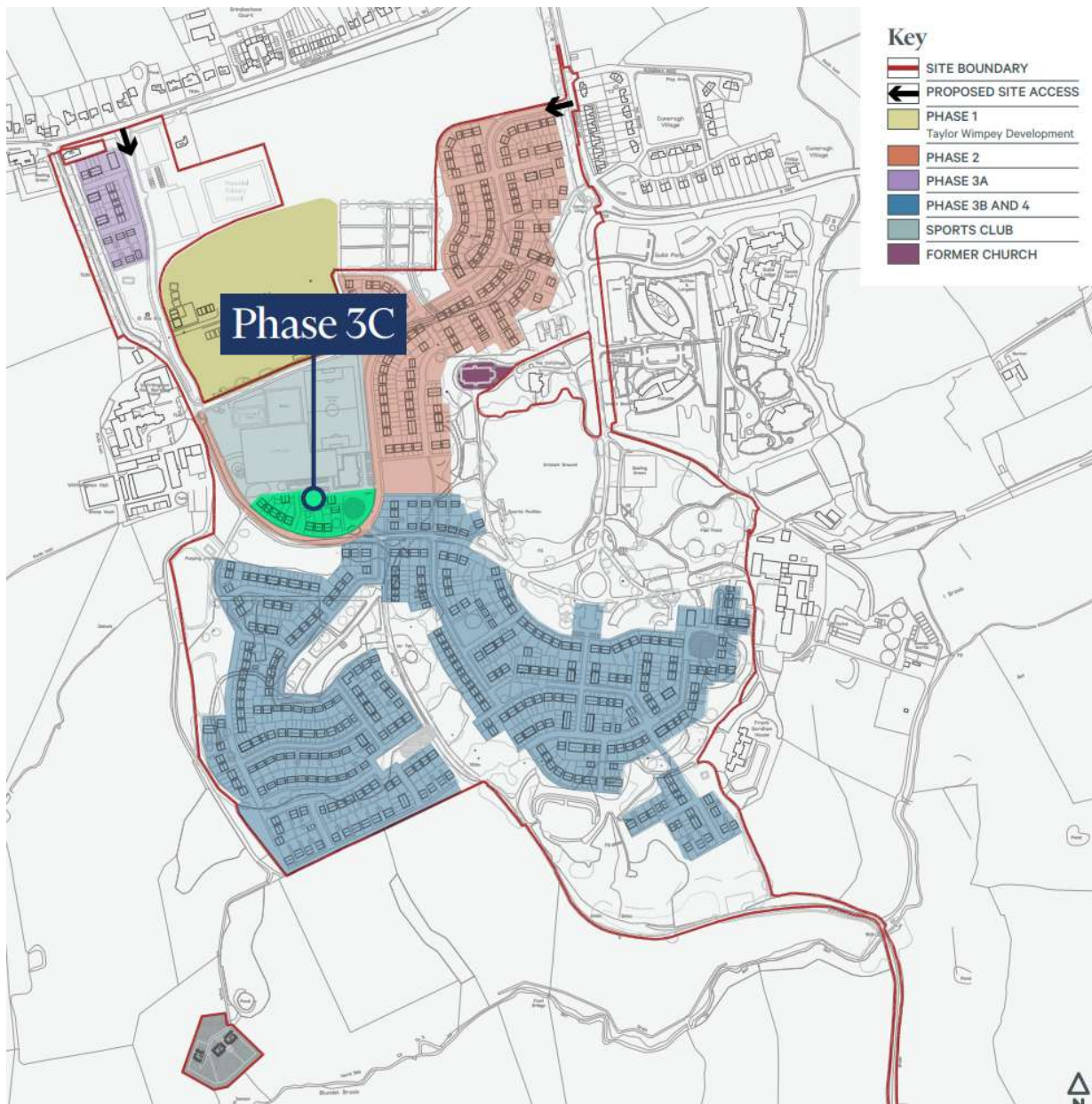
## Section 2: The Site

The site forms part of the wider former Whittingham Hospital redevelopment located on Whittingham Lane (PR3 2JE). The wider site extends to 145.05 acres (58.7 hectares) and benefits from an Outline Planning consent (REF: 06/2019/0365) for the development of 750 homes. Phase 3C extends to approximately 1.483 acres and has an anticipated development capacity of approximately 15-20 homes.

The opportunity is bound by Whittingham & Goosnargh Sports and Social Club to the north with residential accommodation to the east and southeast. Light agriculture is located to the west.

Active development on the wider site includes Phase 3A, which is currently under construction by Elan Homes for the delivery of 21 homes and Phase 2, which comprises 248 homes and is currently under construction by Barratt David Wilson. A conditional contract is also in place for the delivery Phase 3B & 4, which comprises a total of 457 homes and is expected to commence in early summer 2023. A plan detailing the development phases is shown below.

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There are several vehicular access points to the wider site which derive from Whittingham Lane (B5269) to the north. The main access to Phase 3C will derive from the spine road, which is currently under construction at Phase 2 of the wider development.

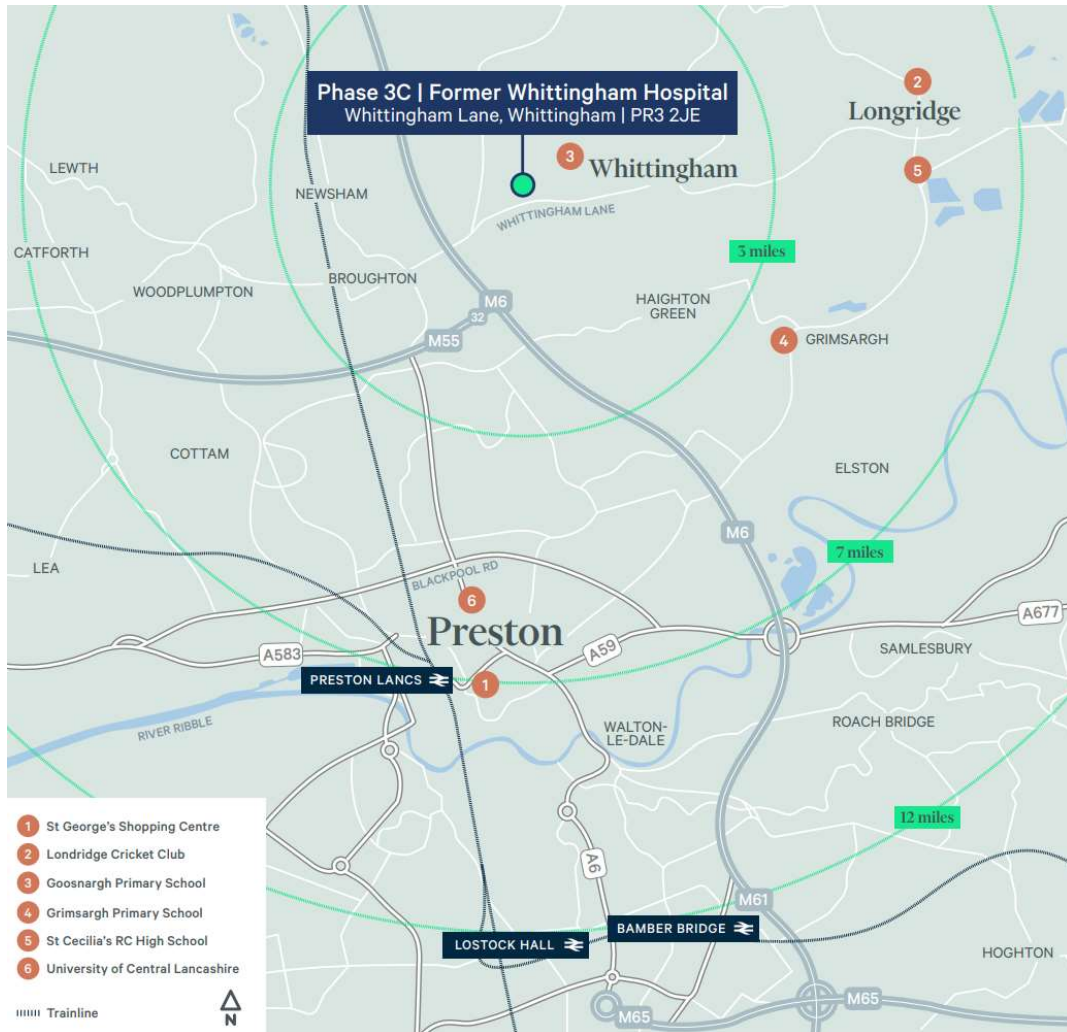
The site is well connected both locally and nationally. Preston (Lancs) Railway Station is located 6.9 miles south-west of the site, and Junction 32 of the M6 is located 4.2 miles west of the site, providing direct access to the M61 and M65 motorways.

The wider Whittingham project incorporates a number of on-site amenities that enhance the character and saleability of the homes within the project. These include a cricket ground, large areas of mature woodland, pedestrian and cycle links and also the forthcoming redevelopment of the existing sports and social club, which is proposed to be undertaken by Homes England.

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The site benefits from a wealth of amenities due to its proximity to Preston City Centre, which has a large retail offering including St George's Shopping Centre, restaurants, bars, and leisure facilities.

There are a number of schools in the surrounding area including the Goosnargh Oliverson's CofE Primary School (0.6 miles), Grimsargh St Michael's CofE Primary School (2.4 miles) and St Cecilia's RC High School (2.9 miles), all of which have a minimum OFSTED rating of 'good'.



### Site Access

Access to the site is to be taken from the spine road, which is currently under construction by BDW as part of the development of Phase 2. Under the terms of the Phase 2 Building Lease, BDW are required to complete the road within 14 months of the House Build Commencement date. The House Build Commencement Date for Phase 2 was the 22<sup>nd</sup> of March 2022 meaning the deadline for delivery of the road is May 2023.

As the access to the site is not currently in place, the availability of access to the site will be a condition of the disposal and has been included in the draft legal documentation provided within the technical pack.

## Utility Reinforcement Works

The delivery of Phase 3C is dependent upon utilities infrastructure that is scheduled to be delivered at the early stages of the development of Phases 3B & 4 at the Whittingham Hospital site. As this is not currently in place the completion of the identified offsite reinforcement works and provision of the new LV cables to the boundary of the site will be a condition of the disposal and has been included in the draft legal documentation provided within the technical pack. For further details please refer to the utilities section of the Planning and Development Brief provided in the Technical Pack.

## Management Company

Common parts of the wider Whittingham Hospital site are scheduled for transfer into a site wide management company that is being set up by the developer of Phase 2. All homeowners at the Whittingham site, including Phase 3C, will be required to contribute to the maintenance of these common parts at a capped rate of £150 per dwelling rising with RPI every 5 years. It is envisaged that any common parts of the Phase 3C development will also be transferred to the management company for management in perpetuity.

## Section 2: Technical Information

A Technical Pack accompanies this ITT and is available on ProContract. The documents are summarised below:

### Planning Application Documents

- Planning Application Form and Certificates, Barton Willmore
- Site Boundary Plan - 28030 BW01 Rev B, Barton Willmore
- Application Masterplan - 28030 BW02, Barton Willmore
- Illustrative Masterplan - 28030 BW03, Barton Willmore
- Application Phasing Plan - 28030 BW04, Barton Willmore
- Design and Access Statement - March 2019, Barton Willmore
- Economic Benefits Statement - March 2019, Barton Willmore
- Air Quality Assessment - February 2019, SRL
- Arboricultural Impact Assessment - February 2019, TEP
- Ecological Assessments - February 2019, TEP
- Flood Risk Assessment & Drainage Strategy - March 2019, CampbellReith
- Land Quality Assessment - March 2019, CampbellReith

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- Landscape and Visual Impact Assessment - March 2019, TEP
- Heritage Appraisal - July 2019 (modified), Barton Willmore
- Noise Assessment - February 2019, SRL
- Planning Statement - March 2019, Barton Willmore
- Statement of Community Involvement - July 2019 (modified), Barton Willmore
- Transport Assessment - March 2019, Prime Transport Planning

### **Other Drawings / Information**

- Completed s106 Agreement for the redevelopment of Whittingham Hospital & Deed of variation 25/03/2022
- Decision Notice – Outline Application for 750 Units
- Red Line Disposal Plan – Phase 3C
- Whittingham Green Infrastructure PH2 Summary Report.
- 12823 Whittingham Hospital Outline Foundation Plan

### **Existing and Historical Utility Information**

- TGA Utilities Report: WHUA-TGA-XX-XX-UA-ME-40-0001\_Uilities

### **Detailed Spine Road & Drainage Design**

- BDW Design Drawings

#### Phase 3B & 4 Utility Strategy

- Phase 3B & 4 Utilities Strategy Ref: F2241-WH-TN003 – October 2021, FLOH –

### **Updated Surveys & Reports**

- Arboricultural Impact Assessment - August 2022, TEP
- Ecological Assessments - August 2022, TEP

A full schedule of technical documents and overview of the site constraints and requirements is set out in the Planning and Development Brief contained within the Technical Pack.



## Section 3: Homes England Objectives

In issuing this ITT Homes England's objectives are as follows:

- To receive offers from DPS Members for the site which are conditioned only upon the conditions set out in the draft Agreement for Lease provided in the Legal Pack provided.
- To exchange contracts on an Agreement for Lease with its selected Delivery Partner by March 2023 and for its selected Delivery Partner to secure a reserved matters consent for its tendered scheme and start on site with the development by February 2024.
- To secure scheme proposals that balance high standards of design quality with the best land value offer achievable that are in compliance with the requirements of this ITT
- For its selected Delivery Partner to demonstrate compliance with Building for a Healthy Life (BfHL) design toolkit principles through a self-assessment where the developer must score a minimum of 5 'greens' on the 7 identified criteria.
- For all dwellings delivered across the scheme to be sold freehold and therefore free from any ground rent arrangements (with the exception of apartment dwellings)

## Section 4: Delivery Requirements

Homes England is seeking to dispose of the site to one developer via a building lease approach with delivery and tender requirements that include the following:

- The development will comprise no more than 21 homes on the site.
- The development should adhere to the design principles set out in the design guidance provided with Homes England seeking the preferred developer to implement Building For a Healthy Life (BfHL) standards.
- A minimum of **30%** of the total number of homes developed should be affordable. This is a requirement mandated by Homes England despite the S.106 requiring a provision of only 5%.

## Section 5: Design Guidance

In addition to those objectives outlined above, Homes England wants bidders to demonstrate high standards of design quality across their tendered schemes.

The National Design Guide (MHCLG, Jan 2021) outlines the Government's priorities for well-designed places, which developers should give recognition to in preparing their scheme design.

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Homes England's preferred method of measuring good design is based upon the Building for a Healthy Life toolkit (or its successor). As the subject site is small it has been recognised that there is limited ability for the design of the site to significantly influence a number of the Building for Healthy Life Criteria.

On this basis A site-specific Building for a Healthy Life baseline assessment has been undertaken by Places Matter and is provided in the technical pack. The baseline assessment considers that the site is capable of achieving a 'green' rating on the following criteria and provides some commentary on how this can be achieved.

- Homes for Everyone
- Making the Most of What's There
- A Memorable Character
- Well Defined Streets and Spaces
- Healthy Streets
- Cycling and Car Parking
- Back of Pavement, Front of Homes

In addition to the guidance provided bidders should refer to the indicative layouts provided within the technical pack and referred to in the design guidance.

The following narrative is provided as a source of guidance for bidders regarding the Building for a Healthy Life related design principles and influences that the Agency would like to see incorporated into bidder proposals.

### **Commitment to Design Quality**

Tendered proposals should achieve high quality design, taking full account of the site's opportunities and constraints in order to create a distinctive residential environment.

If, in the opinion of Homes England, there is a discernible drop in the design quality between the tendered scheme and the subsequent reserved matters application pack (i.e. likely to reduce the number of 'greens' in a BfHL assessment), which will be submitted by the preferred Delivery Partner to Homes England for approval, then Homes England reserves the right to require the Reserved Matters application pack to be referred for Design Review with the cost to be borne by the preferred Delivery Partner. This is to ensure that, where possible, the quality of design at implementation stage does not fall below the standards proposed at tender stage.

## Section 6: Sustainability Guidance

Homes England wants to appoint Delivery Partners that are able to demonstrate high standards of sustainability across their tendered schemes. Our expectations are that all proposed schemes will be compliant with the relevant sustainability policies (either set by government or the local planning authority) though we welcome tender responses that are able to demonstrate higher levels of ambition to meeting the UK's commitments to net zero carbon and climate change agenda.

## Section 7: Contracting Structure

The contractual arrangements around this site disposal are in accordance with Homes England's standard approach in so far as they will involve the selected development partner entering into:

- An Agreement for Lease
- A Building Lease (Light version)

The developer's main obligation under the Agreement for Lease will be to obtain a reserved matters consent within a specified time period. Once the obligations under the Agreement for Lease have been discharged, the Building Lease will be completed.

Payments of the agreed price premium must be made in accordance with the timings set out within the developer's tender. Deferred payment offers will not be permitted for this tender.

Under the terms of the building lease the developer will be obligated to deliver the scheme in accordance with the approved planning permission and planning pack, which will have been approved by Homes England. Variations to the scheme will not be permitted without the approval of Homes England.

## Section 8: Development Finance

Homes England want to support small and medium-sized enterprises and innovative developers and housebuilders to build more quickly and to create great communities. The Levelling Up Home Building Fund offers finance from £250,000. Further information can be found on the following website: <http://www.gov.uk/guidance/levelling-up-home-building-fund-development-finance>

## Section 9: Delivery Partner Responsibilities

The following section sets out the services that Homes England's selected Delivery Partner would be required to perform.

- Secure Reserved Matters approval for their scheme, the basis of which must be consistent with the scheme tendered to Homes England as part of this ITT
- Implement, in full, the Reserved Matters approved scheme
- Comply with and otherwise discharge all appropriate planning conditions associated with the scheme
- Discharge payment of the scheme's agreed S106 costs (Excluding those which remain the responsibility of Homes England – See Planning & Development Brief for details)
- Pay all Stamp Duty Land Tax (SDLT) costs owed in accordance with HMRC requirements. It should be noted that the site is Opted to Tax – meaning VAT is payable against the purchase price tendered

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- Under certain qualifying circumstances, it may be possible for you to request that Homes England dis-applies VAT against the site. If you intend to do this, you must make this intention clear within your tender submission – along with the rationale that you would make to HMRC

**PLEASE NOTE:** In the event that you have a legitimate claim to dis-apply VAT, Homes England would be required to repay all VAT it has claimed associated with its past spend against the site. Since this would be a non-recoverable cost to Homes England – the cost of the VAT that Homes England would be forced to repay to HMRC would be netted off your financial offer

- Raise the level of finance required to cover the scheme's peak funding requirement – and arrange any credit lines that may be needed to meet cost overruns / cash flow shortfalls
- Upon draw down of the Building Lease, coordinate effective management of the site and discharge all statutory health and safety duties
- Arrange the delivery and management of all construction activities across the site in compliance with the terms of the planning approval
- Commit to monthly contract monitoring meetings with the Compliance Inspector and Homes England's contract manager
- Secure all appropriate accreditations and warranties for completed dwellings to ensure they are insurable / mortgageable
- Manage all marketing and sales of dwellings across the site
- Carry out snagging activities and provide all appropriate maintenance and aftercare services to buyers
- Agree and complete adoption agreements with the relevant Local Authority in respect of key roads within the development and with the local authority or a nominated management company in respect of the scheme's public open spaces
- Comply with any duties / services required of the developer under the terms of the warranty agreements provided to buyers
- Otherwise comply with any and all obligations set out within the Agreement for Lease and Building Lease
- Work with Homes England's technical assessors / researchers to provide and share data if requested

## Section 10: Full Tender Submission Guide

You are invited to complete and submit your response to this Full Tender. Bidders should complete and submit the Tender Forms and a Written Submission by the deadline of 30<sup>th</sup> November 2022 at 1pm.

This document is supported by the Delivery Partner DPS Evaluation Scoring Guidance. This document is intended to help bidders understand what information Homes England expects you to submit as part of your tender and how Homes England will use this information to award marks and select a preferred Delivery Partner for this site.

### Response Form

This ITT is accompanied by a Response Form, which is to be completed / populated by bidders as part of their responses. The Response Form will comprise the following sections,

#### **Bidding Company Details**

#### **Solicitor Details**

#### **Anticipated Programme**

#### **Affordable Housing**

#### **Financial Offer**

#### **Conditions**

#### **Funding Information**

#### **Legal Clarifications**

#### **Approvals**

### Written Submission

The completed Response Form will form a key part of the information that is evaluated by Homes England to determine a preferred Delivery Partner however a written submission is also required. Bidders will be assessed against the following three assessment themes:

- Pass / fail Criteria
- Quality – 20%
- Price – 80%

Bidders are asked to provide a track changed mark-up of the template legal documents provided via ProContract in MS Word format. Any additional comments can be provided in the Response Form.

Bidders are advised that legal documents agreed with Homes England in relation to other transactions DO NOT set a precedent and proposed changes should be site specific.

Bidders are also asked to provide a Written Submission to support their offer. Written Submissions are an opportunity for bidders to expand upon the responses given in their Response Form. The submission should be presented in the form of a single PDF document covering parts 2-4 below. Plans prepared in response to Part 1 can be provided separately in PDF format.

PART 1: Scheme Plans & House Types

Bidders should provide:

- **PLAN 1:** A dwelling layout plan which shows the distribution of homes across the site marked by tenure and type – and with a corresponding embedded schedule of accommodation

The same plan should be used to highlight your car parking layout for the scheme, showing the location of car parking facilities across the development that will serve residents and those that will serve visitors – and with an embedded schedule summarising the number of private and public visitor car parking spaces to be accommodated. This plan should be provided at 1:500 scale

- **PLAN 2:** A landscape masterplan capturing the layout and specification details of your proposed public open space / public realm proposals. This plan should include embedded details (text and images) of existing landscape features that will be retained, examples of the proposed street furniture and play facilities (if applicable), details of any biodiversity features you propose to include as part of your scheme and the materials you propose to use across your public realm / public open space. This plan should be provided at a 1:500 scale.
- **PLAN 3:** A plan of your scheme with 3 types of shading – the first to reflect privately owned spaces (i.e. the boundary of the house plots), the second to reflect space that is to be vested with a management company and the third to reflect land that will be adopted by the local authority. This plan should be provided at a 1:500 scale
- **SCHEMATIC 1:** CGIs, photos or drawings of a maximum of 4 of the dwelling types you are proposing to use as part of your scheme – which highlight the variety in the typologies you are proposing, the elevational treatments you would seek to adopt and also the boundary treatments you are proposing to establish between the plot and the public realm

**Responses to Part 1 is limited to plans / drawings, as referred to above, only**

Part 2: Design

Homes England is using Building for a Healthy Life as the toolkit by which it intends to measure design quality.

In order to demonstrate your approach to design, bidders should:

- Provide a Building for a Healthy Life self – assessment against the seven identified criteria listed below.
  - Homes for Everyone
  - Making the Most of What's There
  - A Memorable Character
  - Well Defined Streets and Spaces
  - Healthy Streets
  - Cycling and Car Parking

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- Back of Pavement, Front of Homes

This should be presented in the form of a table – which provides the following information and achieves the minimum of 5 greens and 0 red scores:

- Column 1: The BfHL question
- Column 2: Narrative on how your proposed scheme responds to the BHL question
- Column 3: The self-assessed rating you have given yourself in respect of the answer you have provided (rating to be provided in the form of green (= fully adheres to the BHL principle), amber (= partially responds to the BfHL principle) or red (= does not respond to the BHL principle) scoring system)

**The self-assessment must be provided in the form of a table and included in the main body of your written submission.**

This element of the submission will be assessed externally by the panel that prepared the baseline Building for Healthy Life assessment to ensure consistency.

### PART 3: Planning & Technical Understanding of Risks

Bidders should:

- Outline why their tendered scheme would be successful in securing a reserved matters planning consent – including details of any interaction they have had with the local authority which has helped them in shaping their proposals for the scheme and which gives them confidence that they would secure planning approval
- Developers should provide:
  - A risk register identifying:
    - The developer's opinion of all the key risks/constraints associated with the project.
    - The likelihood of the risk occurring.
    - The likely impact of the risk.
    - How the risk will be mitigated.
    - A summary of the costs (if any) you have allocated to mitigation of the risk and whether these costs are accounted for as contingencies which have been netted off the land value offer.

**Responses to Part 3 is limited to no more than 2 A4 pages / 1,000 words**

### PART 4: Values & Funding

- A printout of their organisation's own internal development appraisal for the scheme (at Homes England's discretion, we may ask you to provide these documents in an editable format).
- Details of the proportion of the scheme's Gross Development Cost that will be met from:

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- The developer's own equity
  - Debt
  - Recycled sales receipts
- In regard to those projects to be funded through debt, bidders must indicate:
    - Who their lender is / lenders are
    - The level of debt to be borrowed
    - Whether this debt is currently in place or still to be approved by the lender
    - In the event of their debt funding having already been approved, please provide evidence
    - What terms of security their investor requires
  - Please indicate how any cost overruns that might arise from the scheme would be paid for
  - In the event that elements of the Bidder's proposed scheme are to be funded / part funded through forward sale arrangements e.g. affordable housing, PRS the Bidder must indicate:
    - Who their forward sale investor is / investors are
    - The stage payment terms they have agreed with this party
    - The status of the legals between the bidder and forward funder i.e. either no agreement yet in place, or heads of terms agreed, or conditional agreement in place, etc
    - That any forward funder is satisfied with the Golden Brick security arrangements referred to in the legal pack provided by Homes England

**Responses to Part 4 is limited to no more than 1 A4 page with your appraisal provided as a separate appendix to your submission**

## Additional Requirements

### Tenure Diversification and the use of Grant Funding from the Affordable Homes Programme 2021-2026

It is recognised that our partners may wish to submit tenders that comprise tenure diversification above the tenure requirements set out in the S.106 agreement and this may trigger the eligibility for grant funding under the Affordable Homes Programme 2021-2026. If you are intending to submit a tender that proposes tender diversification and the inclusion of Affordable Homes grant funding, please consider the following:

- The DPS member submitting the tender will be required to maintain the contractual relationship with Homes England throughout the lifetime of the development. The only legal interest available to any additional RP/ PRS partners will be a sub-lease interest or development agreement until the freehold transfer becomes eligible in accordance with the terms of the building lease.
- Use of Affordable Homes grant funding is only available on the delivery of affordable homes over and above the provision set out in the S.106 agreement and is subject to the status of the overarching grant programme at the time of tender submission.



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- Where a tender includes the use of Affordable Homes grant funding the bidder **must complete Tender Form 9** detailing the grant assumptions that have been used to support the land value offer.
- Value for Money (cost minimisation) is a central consideration in the administration of grant funding, and for this reason in order to be eligible for grant developers must demonstrate that the proposed transfer value (inclusive of any assumed grant) reflects a minimum discount of 10% from the open market value of the property.
- Any proposed Affordable Homes Programme 2021 -2026 funded homes and development will otherwise need to be entirely compliant with the Affordable Homes Programme 2021 -2026 [Capital Funding Guide](#) (e.g. tenure and [Nationally Described Space Standards](#)). Where this cannot be demonstrated the tender will not be deemed acceptable.

Grant assumptions will be reviewed by Homes England on receipt of your tender submission and in the event the assumed level of grant is deemed unacceptable you may be asked to re-calculate your offer based on revised assumptions provided by Homes England.

More information about applying for grant from the Affordable Homes Programme 2021-2026 is available at <https://www.gov.uk/guidance/apply-for-affordable-housing-funding>.

### Affordable Housing

To satisfy Homes England's internal requirements the preferred bidder (once identified) will be required to submit a revised land value offer on the assumption that Homes England did not mandate additional affordable homes over the amount specified by the S.106 Agreement.

Following its review of this information Homes England may request that the quantity of additional affordable homes is reduced with the developer provided with an opportunity to revise their land value offer accordingly.

## Section 11: Tender Evaluation

The completed Tender Forms and Written Submission provided by Bidders will be assessed against the following three assessment themes:

- Pass / fail
- Quality – accounting for 20% of the marks
- Price – accounting for 80% of the marks

The Bidder who passes each of the pass / fail requirements and who scores the highest unique mark out of 100 will be determined as Home England's preferred Delivery Partner.

### Pass / Fail Criteria

1. Tender proposals put forward by bidders must incorporate all mandatory requirements, as set out in Section 10 of this ITT. Should Bidders fail to incorporate any of Homes England's mandatory requirements within their scheme proposals and / or fail to provide all information requested by Homes England as part of their submissions, and there is no response to clarifications requested then the Bidder's tender proposal will not be put forward for evaluation against the price criteria and will be discounted from the remainder of the evaluation and tender process.
2. The tendered scheme must, in the reasonable opinion of Homes England, have a reasonable chance of securing planning approval. At its own discretion, Homes England may consult with the relevant local planning authority to independently ascertain the likelihood of each bidder's tendered scheme securing a planning consent.
3. The development appraisal must, in the reasonable opinion of Homes England, support the land value offered and represent a fully costed and deliverable scheme.
4. Demonstrate compliance with Building for a Healthy Life design toolkit principles through a self-assessment where the developer must score a minimum of 5 'greens' on the following criteria, any reds will not be compliant and will lead to your tender being scored a 'fail'.
  - Homes for Everyone
  - Making the Most of What's There
  - A Memorable Character
  - Well Defined Streets and Spaces
  - Healthy Streets
  - Cycling and Car Parking
  - Back of Pavement, Front of Homes
5. The developer must provide satisfactory evidence of their ability to fund and deliver the scheme and will also be required to pass a Financial Due Diligence and KYC check undertaken by Homes England.

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- Affordable housing must be tendered on the basis of a minimum on-site provision of 30%, no tenure mix requirements have been mandated but must be compatible with the local planning authority policies.
- The proposed development can comprise **no more than 21 homes**.
- In regard to financial offers, you are expected to complete the enclosed response form and set out your offer on an upfront payment basis only.

Payment	Timing of Payment
10% of tendered/agreed premium	Payable on exchange of contracts and the Agreement for Lease as a deposit
Full remaining balance	Payable on exchange of contracts and completion of the Building Lease

### Quality Assessment

#### Design – 10%

Bidders will be awarded an additional 5% of the marks for each green rating they achieve on the Building for a Healthy Life assessment based on the 7 identified key criteria. Example below,

- 5/7 greens = Pass
- 6/7 greens = 5% marks awarded
- 7/7 greens = 10% marks awarded

#### Technical – 10%

Assessment of the bidder's general appreciation / understanding of the project's key risks and their proposals to mitigate against these identified risks. Further details are provided in the Evaluation Matrix provided.

### Price Assessment

Compliant bids will be assessed against the highest compliant bid to provide a score out of 80 where the highest compliant bid score 80 and further scores awarded on a pro-rata basis against the highest value compliant offer.

Offers will be invited on the basis of upfront payment only.

## Section 12: Programme Schedule & ITT Milestones

The following programme indicates key milestones within the ITT procurement process:

Milestone	Date
Formal launch of ITT	28 <sup>th</sup> September 2022
Deadline for Tender Response	30 <sup>th</sup> November 2022
Evaluation, Clarification and Governance	7 <sup>th</sup> – 14 <sup>th</sup> December 2022
Confirmation of Preferred Bidder	18 <sup>th</sup> January 2023
Completion of Agreement to Lease with Preferred Bidder	15 <sup>th</sup> March 2023

Bidders must submit their electronic format tenders via ProContract. **Submission of hard copy documents is not permitted and will not be considered.**

Bidders are required to upload their tenders to ProContract by a time / date not later than **1pm, 30<sup>th</sup> November 2022**

All enquiries concerning this ITT should be directed through ProContract.

Should Bidders wish to engage with Preston City Council planners to discuss their scheme, they should progress a pre-application advice request (which is chargeable).

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[enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)

0300 1234 500

[gov.uk/homes-england](https://gov.uk/homes-england)

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