**Introduction**

Havant Borough Council was constituted in 1974 as a Non Metropolitan District under the Local Government Act 1972. It is a unique local authority that manages an area covering approximately 55km2 and serves 129,000 residents (2023 estimate).

The Borough brings together the coast, countryside and towns of south-east Hampshire bordering Portsmouth, Winchester and Chichester and employing 47,000 people in a wide range of industries. It has excellent transport links with proximity to the ports of Southampton and Portsmouth and easy access to the wider area by road or rail.

Havant Borough has five distinct areas; Waterlooville, Havant and Bedhampton, Hayling Island, Leigh Park and Emsworth. Each area has their own distinct communities and challenges.

**Background and Context**

The project is for input to a housing strategy which is looking to assess whether modular homes and / or flats would be more beneficial than traditional construction methods:

* Build and sell or build and rent
* Affordable housing / flats
* Social housing / flats
* Temporary housing / flats
* General housing / flats

This market consultation is to:

1. Understand how many businesses in the UK supply modular homes and / or flats
2. What type of modular homes and / or flats would suite the type of land e.g flat tarmacked car parks and / or green field sites

**Proposals**

Subject to the detail provided as part of this market consultation and in accordance with the Council’s Standing Orders on Procurements and Contracts the Council may consider undertaking a competitive process, to award a new contract(s).

**Current Contracts and Service Information**

None

**Request for Provider Views**

We may start a procurement process in late Autumn 2023. Before we start the procurement, we are very interested in hearing honest views and detail from modular homes / flats providers regarding our plans, so that these can be considered before we formally start the procurement process.

To inform the most effective way of tendering for these services we will review how/whether the services are grouped together or tendered for separately; whether there would be any advantages of a consortium approach

**Next Steps**

Please note this is not the start of a procurement process; a separate contract notice will be published to cover this requirement and start that process.

There is a form in appendix 1 attached to this briefing paper. Could you please complete as many or as few of the questions as you like and submit in a PDF document for review.

If you have any questions or concerns regarding this briefing paper please use the messaging system within this e-Sourcing portal to contact us, Darsej Gjakiu is the Procurement Officer assigned to this consultation and will be your contact in respect of this briefing paper and any future procurement, if you choose to take part.

We need responses to be returned by Friday, 12:00hrs on the 13th January 2023.

**Thank you**

We really appreciate your genuine views and thank you for responding to this briefing paper. We will advise you of the date we publish any future procurement, once this has been agreed.

Kind Regards,

Havant Borough Council

Appendix 1: Questionnaire

|  |  |  |
| --- | --- | --- |
| **No** | **Question** | **Response Type** |
|  | **General** | |
| 1 | Could you please a rough idea of the number of modular homes and / or flats per 0.25 acre? | Please provide a written response with assumptions clearly listed. |
| 2 | If modular flats are an option, could you please specify the number of levels the build go up to? | Please provide a written  response outlining the  design(s) and any other material e.g video clips. |
| 3 | Please provide a rough estimate of manufacturing and installing (build) timescales? | Please provide a Gantt chart detailing ‘cradle to grave’ process, and other additional elements we should be aware of. |
| 4 | Do any of the businesses have development sites already in operation and if so where in the UK? | Please provide a written response outlining any developments and whether Havant Borough Council would be able to visit. |
|  | **A: Financials** | |
| 7 | Please provide an indicative cost of each home and / or flat and any other associated costs? | Please provide a financial breakdown listing assumptions. |
| 8 | Please provide information regarding the ability of product to secure mortgages. | Could you please provide a written response? |
|  | **B: Safety** | |
| 10 | Please provide relevant fire & safety certificates etc. | Written response with detail of fire and safety certification. |
| 11 | Please provide a net zero capability at source and any relevant environmental and construction information regarding the homes. | Written response. |
| 12 | Does the scope of services also include planning, design and ground preparation (i.e. serviced site) potential to leverage social value in the immediate local area/economy? | Please provide a written response detailing each element and any other relevant information. |