Project Brief for the Design and Build of new dwellings on land at Stubbington Lane, Fareham, PO14 2NE

1. Background

The Council own an area of grassed paddock land on the western side of Stubbington Lane and north of the access to Stubbington Study Centre. The site will be developed to provide Shared Ownership housing.

The Site has full planning permission for 11No. homes (2No.1-bed, 7No.2-bed & 2No.3-bed), associated car parking, landscaping and access from Stubbington Lane.

Employers Agent (Boulter Mossman Ltd), Architectural Services (MH Architects Ltd) and Structural Engineer Services (Cowan Consultancy Ltd) are all in place and key pre-commencement conditions are addressed, including drainage design and landscaping.

Please see planning application summary:

<http://www.fareham.gov.uk/casetrackerplanning/ApplicationDetails.aspx?reference=P/19/0915/FP&uprn=10012132470>

1. Procurement process

The council will be utilising a 2 stage process whereby stage 1 (pre-qualification) opportunity will be openly advertised to the market via the South East Business Portal and stage 2 eligible shortlisted contractors will be invited to tender.

3.Tender terms and conditions

It is anticipated the JCT Design and Build form of contract will be used for this project.

4.Tender conditions/constraints

Please note the council will only accept expressions of interest from contractors who are based (or have a local base) in the **PO and SO geographical area** and must also be defined as a small, medium enterprise (**SME**).

For the purposes of the tender the definition of SME businesses is as follows:

Micro= between 0-9 employees and turnover under £1.6 million

Small= between 10-49 employees and turnover under £8.3 million

Medium = between 50-249 employees and turnover under £41 million

If your business employs in excess of 250 staff with a turnover of over £41 million, you will not qualify under the opportunity and your expression of interest will be set aside without further evaluation.

1. Interested parties must be able to demonstrate experience in working with a local authority and provide evidence of understanding what is important to the council in dealing with potential neighbourhood issues, how any disputes would be remedied and local political interest. If you have not worked with a local authority previously please provide in your response how you would deal with neighbourhood issues and how you would go about resolving any disputes.

 c) A minimum financial requirement will be set out in the supplier self-declaration proforma, failure to meet the requirements means your expression of interest will be set aside without further evaluation.

5. Anticipated Project Timeline

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| **Stage** | **Issue** | **Deadline** |
| Stage 1 (expressions of interest) | 19th October 2020 | 30th October 2020 |
| Evaluation | 30th October 2020 | 13th November 2020 |
| Stage 2 (invitation to tender) | 30th November 2020 | 11th January 2021 |
| Evaluation | 11th January 2021 | 25th January 2021 |
| Award of contract | Feb 2021 |  |
| Contract start | March 2021 |  |
| Start date on site | March/April 2021 |  |

The above timeline is tentative and may be subject to change.

6.Contact information

If you should have any questions during stage 1, please use the messaging function within the South East Business Portal or contact the Procurement team on:

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