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Making homes happen

Stage 3 – Invitation to Tender Land at Former NPIA Police Training Centre, Yew Tree Lane, Harrogate, HG2 9JY

Submission Deadline: 1PM, 8 January 2021

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Development of Homes England Land: Former NPIA Police Training Centre, Yew Tree Lane, Harrogate, HG2 9JY



Section 1: Introduction

This 'Invitation to Tender' (ITT) represents the final stage of a three-stage procurement process being arranged by Homes England.

Homes England is seeking to procure a single preferred Development Partner concerning the development of its 8.56ha site located at Yew Tree Lane, Harrogate, HG2 9JY (referred to throughout this ITT as former Harrogate Police Training Centre (PTC)).

You have received this ITT because you are one of 4 parties from the Homes England's Delivery Partner Panel 3 (DPP3) NEYH Lot that have been shortlisted to participate in the final tender stage of this procurement process.

The ITT is being managed on Homes England's behalf by [REDACTED], 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.

Section 2: The Site

Site Description

Homes England's interest at former Harrogate PTC comprises 8.56ha of brownfield land. The red line boundary plan of the land to be sold under this procurement exercise can be found in the legal pack.

The site is located to the west of Yew Tree Lane, approximately 1.7 miles south-west of Harrogate Town Centre – a popular area of Harrogate having advantage of shorter driving times to Leeds for commuters by road. It is bounded by Yew Tree Lane and residential properties to the east, school playing fields and residential properties to the north and agricultural fields to the south and west.

Location

Harrogate is an affluent, historic spa town and popular commuter location in North Yorkshire. It is located 17 miles north of Leeds and 21 miles west of York. The Borough of Harrogate which incorporates nearby town Knaresborough and City of Ripon had a population of 157,869 at the 2011 census. It has some of the highest property prices in the Yorkshire region.

The town benefits from direct rail links to Leeds and York on a half hourly basis with travel times just below 40 minutes, and direct trains to London throughout the day in just under 3 hours. Harrogate Railway Station is situated approximately 2.5 miles north of the subject and Pannal Railway Station 1.3 miles south east.

Schools in Harrogate are generally very well regarded. There are several fee-paying schools, including Ashville College, which is on the opposite side of Yew Tree Lane, a short distance to the north of the site. Just beyond Ashville College is Rossett Academy secondary school. The closest primary schools are Rossett Acre next to the Academy and Oatlands near Hornbeam Park.

Access

The site is accessed via a priority junction on Yew Tree Lane. The Drive - the main internal road into the site – is to be retained as the main access point to the site. A cycle link is also required along the Drive to connect the Yew Tree Lane to H70 housing allocation to the west. Secondary access for emergency vehicles, pedestrians and cyclists only is also proposed off Yew Tree Lane.

Former Use

Historically the site remained undeveloped until the late 19th Century, when a small college was constructed on site. The college underwent steady development throughout the early to mid-20th Century into its present-day configuration and was renamed a police training centre in the 1960s. The site remained as an active police training centre until its closure in 2011 and has remained vacant since. A small historical landfill, named Colliery Tip, has existed in the southwest of the site from the 1960s.

The site used to comprise former police training centre, living quarters, workshops, teaching blocks, swimming pool, tennis courts and sports fields.

Existing Site Conditions

The demolition of the existing redundant buildings is underway, not including the four non-designated heritage assets known as North Lodge, Headmaster's House, Kensington House and the Memorial Library. The demolition works are expected to be completed by 2 November 2020.

Homes England has undertaken tree clearance on site in line with the Arboricultural Method Statement agreed with the Local Planning Authority (LPA). A number of trees remain dispersed across the site, the majority of which are protected under the Tree Preservation Order 52/2014 and condition 6 of planning consent ref: 14/02970/FULMAJ as having bat roosting potential. The tree protection measures have been installed and are being managed by Homes England throughout the demolition. The measures will remain in place for the developer to use through redevelopment.

Section 3: Planning Position

Planning History

The principle of development on this site was established through the detailed planning consent Ref 14/02970/FULMAJ granted on 25 October 2018. The site is allocated in the Local Plan as a 'Committed Housing Development' under Delivery and Monitoring Policy DM1 (Housing Allocations) within the adopted Harrogate Local Plan (March 2020). Set within the Development Limits of the Borough, the site allocation is strategically important in supporting the vision for planned growth set out in the Local Plan and will make a fundamental contribution to form a wider, new urban extension on the western edge of the town along with the other identified allocations in this area.

Pending Outline Planning Application

In July 2020 Homes England submitted an outline planning application to vary the extant detailed consent.

The outline planning application Ref 20/02318/OUTMAJ was originally submitted "*for the conversion of North Lodge, Headmasters House, Kensington House and Library to form up to 16 dwellings and erection of up to 164 new build dwellings (up to 180 units in total) with associated access roads, landscaping and infrastructure works. Additional works to comprise formation of playing fields with associated access and parking, formation of children's play area and various landscaping works. All outline matters reserved except for points of access.*"

This outline planning application retained the principles of the previous consent, but subdivided some of the previously identified larger properties with smaller family homes on site in order to accelerate the delivery of homes within the Harrogate Borough; and to align with the profile of local housing need as set out in the recently adopted Local Plan and its evidence base.

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In response to statutory consultation comments from Sports England, Highways and Parks, a revision to the submitted outline planning application has been prepared to remove the playing pitch on site in lieu of an additional financial contribution, to reduce the amount of on-site Public Open Space; and to provide a cycle/pedestrian link to the adjacent housing allocation (H70) to the west of Harrogate PTC in order to be compliant with the new LTN 1/20 Guidance – Cycle Infrastructure Design. The link through the H70 site and to other locations beyond would be provided by the relevant landowners. These revisions have resulted in additional dwellings being provided on site.

Substitution of the relevant plans and reports was submitted to the LPA on Friday 16 October 2020. The substituted documentation also included revision to the description of the application to:

"Outline planning application for the conversion of North Lodge, Headmasters House, Kensington House and Library to form up to 16 dwellings and erection of up to 184 new build dwellings (up to 200 units in total) with associated access roads, cycle link, landscaping and infrastructure works. Additional works to comprise formation of children's play area and various landscaping works. All outline matters reserved except for points of access."

The application can be viewed [here](#) and is expected to be considered at the Council's Planning Committee in December 2020.

Planning Policy

Local planning policy requirements are detailed within the Harrogate Borough Council's Local Plan adopted in March 2020.



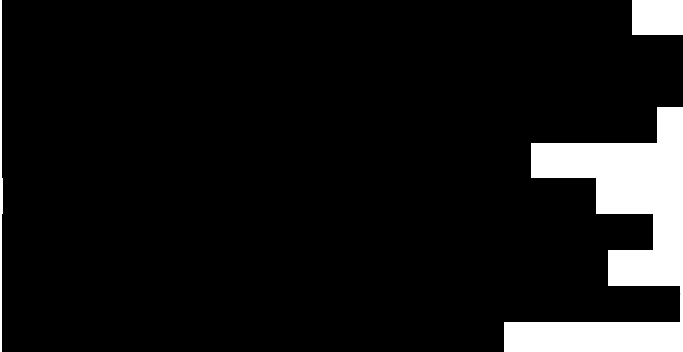
For the purpose of this brief, key policies of relevance to this site are set out in the Planning Statement by Lichfields, June 2020 available in the technical pack.

Section 4: Existing Site information

A technical pack is provided with this ITT containing the reports listed below. The reports are being provided with reliance unless expressly stated otherwise. Bidders must fully review the information supplied in the technical pack and on the planning portal to assess constraints and opportunities of the site for the purpose of their development plans. Summary of known information is provided below:

Report/Drawing Title	Report Date	Comments
Proposed traffic calming and highway improvements including visual splay requirements and off-site junction improvement works. Drawing YTLH-WSP-XX-ZZ-DR-C-SK_001 Rev P01 included in Appendix C of Transport Assessment Rev V1.3 dated 6 October 2020, WSP	06.10.2020	The requirement for these works is still subject to negotiation with NYCC. At this point all bidders are required to include delivery of these works into their proposals and bids. Should the works or any part thereof no longer be required, Homes England will notify the bidders accordingly. Also will be provided to support costing of the works by the developers: topo survey, CAT scan and CCTV surveys (expected by 13 th November or sooner)
Transport Assessment Rev V1.3, WSP	06.10.2020	Please, note proposed traffic calming and highway improvements including visual splay requirements, as

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		well as a requirement for cycle/pedestrian link through to H70 housing allocation.
Framework Travel Plan v1.1, WSP	06/10/2020	Please, note the proposed measures and associated costs of providing those within your bids.
Historic Environment Desk-Based Assessment Rev2, WSP Drawing 'Harrogate PTC Figure 4 – Retained Buildings and Features Plan', WSP HPTC Planning Consultation Response Conservation Officer Heritage Features Demolition Impact Assessment, WSP/Indigo	19.06.20 N/A 18.09.20 08/12/2019	The four non-designated heritage assets have been retained and will require to be converted into residential dwellings. Also retained are sunken gardens and few original pillars, walls and gates that can be incorporated into the developer proposals. Please, refer to the retained structures drawing. The setting and impact of developer proposals onto the non-designated heritage assets is particularly important. Bidders must take account of the conservation officer comments available on the planning portal and opportunities and constraints plan submitted by Homes England as part of the outline planning application.
North Lodge Asbestos Mng Survey, WYG Kensington House Asbestos Mng Survey, WYG Library Asbestos Mng Survey, WYG Headmasters House Asbestos Demolition Survey, WSP Kensington House Asbestos Mng Survey, WSP Mansion (Headmasters House) Asbestos Mng Survey, WYG	03-Jun-19 03-Jun-19 19-Jun-19 19-Dec-19 18-Dec-19 03-Jul-19	All known asbestos has been removed as part of the demolition works. Validation briefing note will be provided as part of the demolition H&S File (will be available by 13 th November 2020)
Biodiversity Impact Assessment, V 1.0, TEP Drawing 'Outline Landscape Strategy Parameters Plan', WSP	14/10/2020 08/10/2020	No net loss in biodiversity is achievable on site by following recommendations within the report.
Disconnections Information		Services and utilities disconnections took place prior to demolition. Water supply is still available at the Lodge House. Please, also refer to the post-demolition Health and Safety file for further information on services/utilities on site post-demolition.
		

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<p>Ecological Assessment, TEP</p>	<p>Jun-20</p>	<ol style="list-style-type: none"> 1. Several trees on site have been identified as having low potential for roosting bats. Two trees on site has been as identified as having moderate value to roosting bats. Several buildings on site have value for roosting bats. – all trees with bat roosting potential must be retained and protected as per the requirements of the detailed planning consent. 2. [REDACTED] 3. The buildings, trees and dense scrub on both sites represent suitable nesting habitat for birds. – the risk of presence of nesting birds within the refurbishment buildings needs to be considered by the developer. 4. A single building has been identified as being used by a barn owl for roosting. – Homes England has installed a barn hotel as part of the demolition works for the owl. 5. The grassland habitats on site offer foraging, shelter and hibernation habitat for reptiles and common species may be present. 6. Invasive non-native species (Schg WCA) wall cotoneaster and yellow archangel have been identified on site – a treatment regime is in place. 7. The areas of scrub and dense tall ruderal vegetation have the potential to support breeding and hibernating hedgehog.
<p>Bat Survey Report, TEP</p>	<p>Sep-19</p>	<p>The following species were recorded on site, which have been categorised by distribution and rarity (Wray, 2010):</p> <p>Common (Populations over 100,000 in England)</p> <ul style="list-style-type: none"> · Common pipistrelle · Soprano Pipistrelle <p>As a result of demolition and renovation of the buildings on the PTC Harrogate site, a European Protected Species Licence will be required to allow works to commence without an offence being committed.</p>
<p>Water Vole Survey Report, TEP</p>	<p>Sep-19</p>	<p>No evidence of water vole was recorded during the survey of Clark Beck and its tributary. These watercourses are not considered suitable to support water vole. Therefore, there are no implications for development of the site with respect to this species.</p>
<p>[REDACTED]</p>	<p>[REDACTED]</p>	<p>[REDACTED]</p>
<p>Natural England Bat License and Method Statement</p>		<p>Valid Between 14/05/2020 and 31/12/2025</p>

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Yellow Archangel Location Plan and Treatment Regime Information		Homes England will continue to treat the area up until Building for Lease stage. Developer partner will take on the responsibility for treating and managing the area from the date of the Lease. Bidders are required to take account of this within their proposals.
Energy Statement, WSP	29.05.2020	<p>The methodology proposed is for the design of the housing to demonstrate a 31% reduction in Carbon Emissions against current building regulations. This will align the performance of the houses in line with the proposed amendments to Part L of the Building Regulations.</p> <p>At the current outline stage, the statement cannot be prescriptive as the final design of the housing types will be defined by the designers / developer who will bring forward the delivery of the scheme.</p> <p>The statement shall act as a framework for the developer/subsequent design team to demonstrate compliance.</p>
Drainage Strategy Report, Rev4, WSP	12.10.2020	Yorkshire Water SW and FW sewer requisition is required. Bidders are required to take account of the outline drainage proposals in their bids and will be responsible for designing, gaining statutory approvals and delivering detailed drainage strategy. Please, see Section 8 and Heads of Terms for the provisional sum for YW requisitions costs and price adjustment terms.
Flood Risk Assessment, Rev3, WSP	12.10.2020	
Landscape and Visual Impact Appraisal, Rev 1 V1, WSP	18.06.2020	
Outline Application Pack		The pack contains the full outline planning application submission, including original plans and reports and revised plans and reports following substitution submission.
S106 Agreement		S106 Agreement will be applicable to the site. S106 developer contributions are still under negotiation with the HBC. Provisional sums and assumptions are provided within Section 8 for all bidders to assume.
Housing Mix Policy		<p>Adopted Local Plan Policies require:</p> <ul style="list-style-type: none"> • The delivery of a housing mix that balances the housing market and meets identified needs; • A minimum net density of 30 dwellings per hectare, with higher densities expected in urban locations with a good standard of accessibility to public transport; • 25% of market units to be accessible and adaptable homes; • 30% Affordable Housing on brownfield sites (30% shared ownership to 70% social/affordable rent), subject to viability and the demonstration of the need for affordable housing, provided on-site and distributed throughout the development;

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		<ul style="list-style-type: none"> • Please, see further affordable housing design and allocation requirements in Section 8 of this ITT. • Affordable dwellings should be built to be accessible and adaptable homes, and within this 10% should be built as wheelchair accessible homes; and • All new market and affordable homes to meet the relevant Nationally Described Space Standards (NDSS).
Inspection of Existing Buildings, Rev A, Cooper Consulting Engineers Ltd	19/03/2014	This report is provided for information only and without reliance
Structural Inspection Survey, WSP	18/10/2019	This report provides information on the retained buildings prior to demolition and the purpose of it was to inform the demolition works. This report is provided for information only but is not representative of the four heritage assets following demolition works.
Measured Structural and Buildings Survey; Timber Survey; Damp Survey and Condition Report		<p>These surveys have been commissioned, however, had to be timed once demolition works are substantially complete. The reports are expected to be available by 13th November 2020.</p> <p>A measure of original stone and slate materials have been retained on site to allow a good match by the developer for conversions. Please, refer to the post-demolition H&S file for further information.</p>
Ph 1 GeoEnv Appraisal, Rev 1, WSP	Jun-20	<p>Supplemental post-demolition intrusive site investigations are currently being progressed. The investigations include supplemental gas monitoring and additional investigation of the former colliery tip area. Should no data discrepancies be identified by WSP with Lithos data, WSP will be providing reliance to bidders on Lithos intrusive investigations data, which will cover the whole of the site.</p> <p>Phase 2 Site Investigation report will be available to bidders w/c 9 November.</p>
Phase 1 Detailed Desk Top Study, vo.1, Curtis	July 2013	All these reports are provided for information only and without reliance.
Remediation strategy, 1752/2, Lithos Consulting	May 2014	
Gas Risk Assessment, 1752/011, Lithos Consulting	07/05/2014	
Geoenvironmental Appraisal, 1752/1A, Lithos Consulting	July 2017	
Topographical Survey, First Point Surveys	Aug 2013	This pre-demolition survey is being provided for information without reliance. Post-demolition survey will be provided by 13 November 2020 and will include areas for access and off-site highway improvements.

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Arboricultural Method Statement, V2.0, TEP, including Tree Removal Drawing 7500.Arb.PTCHarrogate.001R in CAD format	10-Dec-19	The tree clearance and protection works recommended within this AMS have been implemented by Homes England. The Tree removal drawing helps to position the trees present on site within bidder proposals.
Utilities Capacity Report, WSP YW clean water network resilience works agreement email	15.10.2020 24.07.2020	Gas enquiry is still outstanding and will be shared as soon as received. The email between Homes England, WSP and Yorkshire Water confirms agreement reached with YW to provide right of way for their infrastructure resilience works, which would be delivered at YW cost. Bidders are required to make sure this is accommodated within their proposals.
Children's Play Area		Homes England is in dialogue with the Council to ascertain specification for the play area. It is known that the play area will have to be fenced off to provide security from other POS users, especially dog walker. Provisional sum for all bidders to assume has been provided in Section 8.
Demolition Works H&S File		Will be provided by 27 th November 2020. Original stone, brick and slate materials have been retained and stored on site for reuse on the conversion buildings. 6F2 aggregate material has been left on site for re-use by the developer. Material Management Plan best practice has been followed.

Section 5: Homes England Objectives

Homes England's objectives from this disposal exercise are as follows:

- To dispose of the site as a single development parcel to a single developer partner procured via DPP3
- To receive offers for the site which are conditioned only on:
 - Securing Reserved Matters consent.
 - Yorkshire Water costs of foul and surface water sewer requisitions (for the avoidance of doubt this only includes Yorkshire Water costs to construct sewer connections to the adopted network through 3rd party land outside of the site boundary. All drainage related costs within the site boundary need to be allowed for within the offer and no condition will be accepted).

NOTE: Section 8 of this brief sets out a number of S106 developer obligations' provisional sums for all bidders to assume within their bids. Homes England expects to achieve certainty of these assumptions during the tender period and all bidders will be notified accordingly. If planning certainty is achieved as expected, no conditions in relation to S106 obligations will be accepted. However, if planning certainty is not achieved during the tender period as expected, Homes England will update the bidders confirming if offers will be accepted subject to confirmation of S106 developer contributions.

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- To receive offers that are fully compliant with local planning policy requirements as set out in Harrogate Borough Council's Local Plan adopted in March 2020.
- To receive offers that are fully compliant with Harrogate Borough Council's affordable housing transfer policy and values, as detailed in Section 8 of this brief.
- To exchange contracts on an Agreement for Lease with its selected development partner by 31 March 2021 and for its selected development partner to secure a Reserved Matters consent for its tendered scheme and start on site with the development by 3 January 2022.
- To secure scheme proposals that balance high standards of design with the best land value offer achievable, such scheme scoring minimum 8 greens against Building for a Healthy Life assessment.
- For its selected development partner to build out its consented scheme in the shortest timeframe possible (and which, in any event, cannot exceed 45 months).
- For its selected development partner to build out the scheme using a variety of Modern Methods of Construction (MMC) techniques (and which, in any event, cannot fall below the minimum MMC threshold of 2 set for this project).
- 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 6: Design Guidance

A set of plans, including an indicative masterplan and information on key development and design considerations, are provided in the technical pack.

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

Homes England's preferred method of measuring good design is based upon the Building for a Healthy Life toolkit. 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.

Creating Attractive & Resilient Places

Tendered schemes should adopt an inclusive and sustainable vision which demonstrates how they will meet local housing need and contribute to the character and quality of the local area.

The scheme should be locally or otherwise distinctive and be developed at the appropriate scale to include active frontages onto streets and open spaces in order to create a positive and animated public realm.

Proposals should accord with parameter plans and documents submitted as part of the outline planning application by Homes England Ref 20/02318/OUTMAJ and technical pack accompanying this ITT.

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Information on planning conditions proposed for the outline planning application will be shared as soon as made available to Homes England from the Council. This information is anticipated to be made available ahead of the Planning Committee. As per the [Town and Country Planning \(Pre-commencement Conditions\) Regulations 2018](#) any pre-commencement conditions will not be imposed on the grant of permission without the written agreement of Homes England.

The scheme should include appropriate placement of potential infrastructure, such as pumping stations, sub-stations and sales outlets, in order to complement the overall design layout.

Character

Tendered proposals should aim to create places which strike a balance between being distinctive yet draw on the character of their surroundings. The development should seek to integrate built form and townscape characteristics drawn from the local area.

The scale and design of proposed buildings should be approached in a balanced, holistic way, ensuring that the visual impact of the development enhances its context and surroundings, especially setting of the four non-designated heritage assets. Bidders should refer to the HBC Principal Conservation Officer comments on the submitted outline planning application dated 18th September 2020 and provided within the technical pack. Designs must reflect the requirements relevant to the heritage assets as set out by the Council.

Accommodation mix and tenure mix

Proposals should incorporate an appropriate range of different housing types, with a majority in response to identified housing need.

The use of standardised house designs and elevations is acceptable. However, Homes England welcomes the re-elevation of standard house designs and the use of feature house types, taking cues from the general layout and architectural styles of properties in the surrounding area.

Access

Proposals should show vehicular accesses into the site, pedestrian/cycle connection to the H70 housing allocation to the west and offsite highway works in accordance with the outline planning application and accompanying Transport Assessment, Rev V1.3, 6 October 2020 by WSP. For avoidance of doubt, the pedestrian/cycle connection to the H70 housing allocation is additional to the potential footpath connection to the public right of way that runs along northern boundary of the site.

Street and Parking

Proposals should show access routes through the development which should permit legible pedestrian and cycle movement, as well as vehicular, and aim to create a clear street hierarchy to guide all road users. The internal road network should be designed to adoptable standards without compromising a high-quality layout.

Parking provision should be delivered in a variety of configurations, which are always sensitive to the needs and convenience of residents.

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Please, refer to these relevant reports:

Transport Assessment, Rev V1.3, 6 October 2020 by WSP
Framework Travel Plan, V1.1, 6 October 2020 by WSP

Density

Consideration should be given to suitable housing densities, mindful of site coverage, setting of non-designated heritage assets impact on open countryside to the south and requirements of the Local Plan policies. Density should be the product of a design, not the driver.

Promoting sustainable lifestyles

Creating a sustainable and inclusive development is a fundamental part of what Homes England wants to achieve across the site. Through improved pedestrian and cycle connections and paths, we want to encourage alternative, sustainable modes of movement and reduce car dependency for local journeys. Bidders are required to take account of the measures proposed within the Framework Travel Plan, V1.1, 6 October 2020 by WSP and Energy Statement, 29 May 2020, WSP within their submission.

Green/ blue infrastructure and biodiversity

Tendered proposals should seek to maintain or enhance the framework of open spaces across the site by retaining natural features of value wherever possible, paying due regard to the Tree Preservation Orders on site, Arboricultural Method Statement, V2.0, 10 December 2019, TEP available within the technical pack and the requirement to achieve no net loss in biodiversity on site as a minimum.

The placemaking approach applied in your scheme should seek to embed a sense of connectivity with the surrounding landscape and create open space that combines uses and has the potential to bring communities together and boost health and well-being.

Landscaping design approaches should detail the ways in which spaces can be used whilst being sensitive to the presence of protected species on site and in the surrounding areas. A number of protected species exist on site and bidders are required to take full account of the various ecological and species surveys provided within the technical pack.

Purpose of Open Space / Play Space and its Management

Consideration should be given to the purposefulness of the open space and play spaces, together with its long-term management. Every element of open space should aim to contribute positively to the scheme. Successful open spaces frequently combine more than one use and are multi-purpose.

Proposals should seek to design out all forms of incidental open space – which are often poorly maintained and can become unsightly. There should also be good delineation between the curtilages of properties and open spaces/ public realm in order that there is clarity over who should be responsible for managing all spaces within the development.

The children's playground should be fenced off and secure from other users of open space, especially dog walkers.

Biodiversity

Proposals are required to take account of Biodiversity Impact Assessment, TEP, October 2020 provided within the technical pack and comply with Local Plan Policy NE3 (Protecting Natural Environment) which requires proposals for major developments to avoid any net loss of biodiversity and support schemes which achieve a net gain.

Water

Proposals should seek to manage surface water and drainage in a sustainable and ecologically beneficial way, where possible through Sustainable Drainage Systems (SuDS). These can be delivered in a variety of ways (subject to local planning authority approvals), with suitable proposals being reflected in your tendered scheme. Bidders are required to take account of the Outline Drainage Strategy, Rev4, 12.10.2020, WSP and Flood Risk Assessment, Rev3, 12.10.2020, WSP within their proposals.

An agreement has also been reached between Homes England and Yorkshire Water for Yorkshire Water to upgrade clean water supply pipes going through Harrogate PTC site, connecting Stonebridge site to north-west and to the mains in Whinney Lane and Yew Tree Lane. The upgrade of the pipes over and above standard requirement of this site would be done by Yorkshire Water at its cost. The developer of Harrogate PTC site will be required to provide an adopted footpath and a right of way to the public right of way running along northern boundary of the site. Please, refer to email correspondence between Homes England, Yorkshire Water and WSP provided in the technical pack.

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.

The proposals should identify a planning and design strategy for the site, including an approach to engagement – comprising, amongst other things, the consultant team and programme setting out the key milestones to application submission.

Design quality must be maintained from tender through to delivery on site. Alongside Building for a Healthy Life, proposals must demonstrate evidence of other measures taken to improve and ensure the quality of design.

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, which will be submitted by the preferred bidder to Homes England for approval, then Homes England reserves the right to require the Reserved Matters application pack be **referred for Design Review** at the cost of the preferred bidder (Capped at £3k). This is to ensure that, where possible, the quality of design does not fall below the standards proposed at tender stage.

Section 7: Contracting Structure

Site disposal Heads of Terms, forms of contracts and title pack are provided within legal pack accompanying this ITT. Bidders are required to take account of the proposed terms and any matters affecting the title within their proposals.

The contractual arrangements for this site disposal are generally standard in so far as they will involve the selected developer partner entering into:

- An Agreement for Lease
- A Building Lease

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 developer has discharged its obligations under the Agreement for Lease, the Building Lease will be granted. The developer will be obligated to start on site within a fixed period of following drawdown of the Lease – and once the development has commenced – it must achieve the practical completion of all dwellings in accordance with the programme it has tendered (which, in any event, cannot exceed 45 months).

The developer will also be contractually obliged to develop the scheme in accordance with the MMC techniques / specifications set out in its tender response to this ITT.

Contracting Parties

A financial vet of the preferred bidder will determine whether Homes England requires there to be a surety to guarantee the obligations and performance of the Developer. If the preferred bidder is an offshore entity, then further "Know Your Client" checks will need to be satisfied. If a surety is required, the surety may either be a party to the agreement for lease (and subsequently the lease) or Homes England will accept a stand-alone deed of guarantee provided by the surety in Homes England approved form.

Bidders are responsible for making sure the contract structure and their proposals are acceptable to their Surety prior to submitting the tender.

Title Due Diligence

Title pack has been provided within the legal pack accompanying this ITT. Bidders are required to carry out their own title due diligence.

There are several historic restrictive covenants and restrictions on use affecting the site. In some cases, the beneficiary of those rights and restrictions is not clear. Mines and minerals are also excluded from the title, with no beneficiary registered. Bidders are required to carry out their own title review and account for all relevant matters within their bids, including taking out and paying for an indemnity insurance where relevant.

Land Price Payment Structure

Payments of the agreed price premium must be made in accordance with the timings set out within the developer's tender, which cannot exceed the deferred terms of:

- a. a minimum 5% deposit upon the exchange of contracts;
- b. a further minimum payment of 10% upon completion of the Building Lease; and
- c. the balance paid in full by the developer by the earlier of:
 - i. the anticipated mid-point of the developer's housing construction programme (defined as the practical completion of the 50th percentile housing unit) as derived from the bidder's tender submission; and
 - ii. the actual mid-point of the developer's housing construction programme; and
 - iii. the midpoint of the sales programme (defined as when 50% of the total units to be developed have been sold).

The above sets out the maximum deferred terms we will be offering on this opportunity, bidders are permitted to structure their offers on terms that provide earlier payment to Homes England and will benefit from the NPV analysis of their offer.

Overage

Under Homes England's new approach to land disposals, overage will be used as a mechanism for rewarding developers who build at pace.

In this regard, if the developer completes their scheme to the exact date set out in the contract – overage will be shared on a 50:50 basis. If the developer completes the scheme faster than the contracted date, then they will receive an increased share of overage (up to a cap of 70%) and if they complete the scheme slower than the contracted date they will receive a lesser share of overage (down to a lower threshold of 0%).

The faster the scheme is completed, the greater the share received and the slower the scheme is completed the lesser the share.

Developers will be given a 10% time tolerance on the contracted completion date. If they complete the scheme late – however within this 10% tolerance – the only impact will be that their share of overage will be less than 50% (with their actual percentage share being determined based on how late within the 10% time window they complete). Developers completing after the 10% time window may be subject to forfeiture.

Extensions of time to the contracted target completion date will be granted to developers should matters outside their control occur that cause unforeseen delays to the programme.

Contractual amendments in response to the Covid-19 Pandemic

Homes England has consulted with partners and in consideration of the current economic climate has introduced the following amendments to our standard legal documents.

Covid-19 Clause –

Specific reference to pandemics has been added to the lease with any resultant delays provably caused triggering discussions between the developer and Homes England as regards potential extensions to the build programme.

These changes can be reviewed in the legal documents provided as part of the legal pack.

The amendments are implemented on a site-specific basis and are a temporary response introduced to provide additional comfort to partners in this time of uncertainty, these changes should not be seen as a precedent for future negotiations and will be reviewed at Homes England's discretion for future opportunities.

Section 8: Developer Responsibilities

The following section sets out the services that Homes England's selected developer partner would be required to perform and describes mandatory points that bidders must address within their tender submissions.

Developer Duties

- 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.
- Comply with and otherwise discharge all appropriate planning conditions associated with the scheme.
- Discharge obligations and payments of the scheme's agreed S106 Agreement.
- Pay all 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 land price tendered.
- 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.
- In respect of the affordable housing elements of the scheme, the developer must comply fully with Harrogate Borough Council's affordable housing transfer policy and values set out in Mandatory Requirements below. The developer must then work with an RP partner nominated by the Harrogate Development Partnership to take on responsibility for these tenures.

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- 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.
- Secure all appropriate accreditations (including NHBC, Building Control) for completed dwellings such as 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 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 and other areas that do not fall within private residential ownership.
- Comply with any duties and services required of a developer under the terms of the warranty agreements provided to buyers.
- Otherwise comply with any and all obligations set out within the Agreement to Lease and Building Lease.

Mandatory Requirements to be reflected in Tender Submission

Bidders are required to tender submissions to this ITT which address the following mandatory requirements:

- Bidders must submit proposals for the site which 1) comply with the scheme's outline planning application and conditions (if available prior to bid) and 2) otherwise adhere to all planning policy that is relevant at the time of their Reserved Matters planning submission.
- Demonstrate compliance with Building for a Healthy Life design toolkit principles through a self-assessment where the developer must score a minimum of 8 'greens' across questions 5 through to 12.
- The timeframe tendered in relation to the period between the commencement of house building and the completion of house building must not exceed 45 months i.e. the minimum timeframe only relates to house building – and does not include time associated with planning, site set up, enabling works, remediation works and sales activities.
- Bidders must achieve a minimum score of 2 under the MMC evaluation theme. Please refer to the evaluation section of this ITT for further details in this regard.
- Affordable housing must be tendered on the basis of:

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- 30% of the total number of dwellings to be affordable housing;
 - The Housing and Economic Development Needs Assessment 2018 confirms a need for smaller dwellings and the below split of affordable homes is required:
 - 15% x 1 bed houses (not flats or apartments, unless there are flats or apartments included within the market homes)
 - 60% x 2 bed houses
 - 25% x 3/4 bed houses;
 - The tenure split of the affordable homes to be 70% affordable rent and 30% affordable sale;
 - All affordable home to be built to the Nationally Described Space Standards (NDSS) for 1 bed/2pers, 2bed/3pers, 3 bed/5pers and 4 bed;
 - Subject to site suitability affordable dwellings should be built to be accessible and adaptable homes, and within this 10% should be built as wheelchair accessible homes;
 - The Registered Provider – future owner of the affordable homes – will be matched to the site by the Harrogate Development Partnership, which comprises 16 housing association partners and two councils;
 - If additional affordable homes are provided over and above 30% policy requirement, the proposed Registered Provider owner of those will be subject to approval by Harrogate Borough Council;
 - The affordable homes will transfer to the nominated Registered Provider at the set transfer price, which applies to the gross internal floor area of dwellings and is £1100 per sqm for a house and £1050 per sqm for a flat excluding communal areas;
 - Affordable homes should be well integrated within the development and should be in small clusters between the open market homes and not all in one area;
 - 100% affordable cul-de-sacs will not be acceptable and affordable homes should be visibly indistinct from market homes; and
 - If the scheme includes affordable flats, apartments or terraced homes we would expect to see the same distribution of open market homes of this type.
- In regard to financial offers:
 - a minimum 5% deposit upon the exchange of contracts;
 - a further minimum payment of 10% upon completion of the Building Lease; and
 - the balance paid in full by the developer by the earlier of:
 - the anticipated mid-point of the developer's housing construction programme (defined as the practical completion of the 50th percentile housing unit) as derived from the bidder's tender submission; and
 - the actual mid-point of the developer's housing construction programme; and
 - the midpoint of the sales programme (defined as when 50% of the total units to be developed have been sold).

PLEASE NOTE: Whilst the payment profile to be tendered by bidders will link to the 'events' described above, for the purposes of contracting, Homes England will translate these events into fixed dates – and the successful bidder will then become contractually obliged to make their tendered stage payments to Homes England according to these fixed dates

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EXAMPLE: If the midpoint of sales, according to your tendered programme, will occur at July 2024 – then your 85% balancing payment would become due at this date (irrespective of whether the event actually occurs on this date).

- The performance of the developer will be monitored through the duration of the build programme by a Compliance Inspector. The month to month cost of the Compliance Inspector must be met by the developer – however the cost of this appointment is eligible to form part of the developer’s costs that can be netted from its land value offer.

Homes England will tender for the Compliance Inspector during the Agreement for Lease window – and therefore the cost of this appointment is unknown at the present time. Bidders are therefore instructed to multiply the number of months in their build programme (i.e. start on site through to practical completion) by £1,000 to generate a Compliance Inspector budget for the duration of the project. This cost must be clearly accounted for in Tender Form 2.

NB. Recognising that the budgeted Compliance Inspector cost included in the developer’s tender will inevitably be different from the actual Compliance Inspector cost, the Agreement for Lease includes a mechanism for reconciling this whereby if the actual Compliance Inspector cost is higher than that allowed for by the developer – then this would come off Homes England’s land value and if, conversely, the actual Compliance Inspector cost was lower than the budget allowed for by the developer, then the developer would be required to add this to Homes England’s land value.

- Bidders are prohibited from including ground rents as part of their sales / revenue strategy for the scheme (unless demonstrated as being necessary in respect of flatted accommodation).
- Bidders must populate and submit all Tender Forms provided alongside this ITT.
- Bidders must provide a written submission in support of their Tender Forms responses – and use this written submission to set out the various information requirements referred to in Section 9.
- Provide all supporting plans, dwelling layouts, appraisal print outs and CGI images / drawings / photos required in support of your written submission.
- All bidders are required to assume the following provisional sums and assumptions within their offers:
 1. Up to 200 dwellings, including 30% affordable homes and up to 16 conversions
 2. Off-site highways improvement financial contribution of £450,000
 3. Delivery of traffic calming and highway improvements on Yew Tree Lane as per Transport Assessment, V1.3, WSP, 6 October 2020 at a cost determined by the bidder. The requirement for these works is still subject to the discussions between Homes England and North Yorkshire County Council.
 4. Education financial contribution of £1,349,926 (£788,300 for primary school places and £561,626 for secondary school places)
 5. Off-site POS financial contribution of £160,965.86
 6. On-site POS provision of 1.1753ha, broken down as

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- 6.1. 0.20480 ha of allotments or community gardens
- 6.2. 0.92160 ha of amenity greenspace (including green corridors)
7. 0.04890 ha on-site provision for children and young people (i.e. play area) estimated at £201,191
8. Off-site playing fields financial contribution of £595,000. No playing fields provision on-site.
9. Foul and surface water sewer requisition with Yorkshire Water costs provisional sum of £300,000.

It is expected that assumptions 1 – 8 will become firm during the tender period as the revision to the outline planning application progresses. Homes England will communicate with bidders through the tender period to update assumptions 1 – 8 to enable bids not conditional on these assumptions.

Adjustment to the provisional sum No 9 in relation to Yorkshire Water sewer requisition costs will be dealt with via a price adjustment mechanism detailed in the Heads of Terms and the Agreement for Lease.

- There are several historic restrictive covenants and restrictions on use affecting the site. In some cases, the beneficiary of those rights and restrictions is not clear. Mines and minerals are also excluded from the title, with no beneficiary registered. Bidders are required to carry out their own title review and account for all relevant matters within their bids, including taking out and paying for an indemnity insurance where relevant.
- A financial vet of the preferred bidder will determine whether Homes England requires there to be a surety to guarantee the obligations and performance of the Developer. If the preferred bidder is an offshore entity, then further "Know Your Client" checks will need to be satisfied. If a surety is required, the surety may either be a party to the agreement for lease (and subsequently the lease) or Homes England will accept a stand-alone deed of guarantee provided by the surety in Homes England approved form. **Bidders are responsible for making sure the contract structure and their proposals are acceptable to their Surety prior to submitting the tender.**

Section 9: Tender Submission Guide

Tender Forms

This ITT is provided alongside 8 Tender Forms which are to be completed / populated by bidders as part of their responses to this tender opportunity.

These are:

TENDER FORM 1: Property & Revenues Form

TENDER FORM 2: Cost Form

TENDER FORM 3: Project Timings

TENDER FORM 4: MMC Scoring Form

TENDER FORM 5: Building for a Healthy Life Guidance & Bid Template

TENDER FORM 6: Legal Clarifications Form

TENDER FORM 7: Conditions Form

TENDER FORM 8: Financial Offer Form

TENDER FORM 9: Affordable Housing Programme Grant Assumptions

Written Submission

Whilst the Tender Form responses will form a key part of the information that is assessed by Homes England (HE) to determine a preferred bidder – 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 Tender Forms. The submission should be presented in the form of a single PDF document – and should be divided into 7 parts as follows:

PART 1: Scheme Plans & House Types

Bidders should provide:

- **PLAN 1:** A constraints and opportunities plan – with embedded commentary / photos to illustrate the nature of the opportunities / constraints identified. This plan should be provided at 1:500 scale
- **PLAN 2:** 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 3:** A street hierarchy plan (i.e. primary, secondary and tertiary streets), which also clearly shows the development's different means of access (vehicular, emergency vehicle, cycle and pedestrian). This plan should be provided at 1:500 scale
- **PLAN 4:** 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 bio-diversity 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 5:** 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
- **PLAN 6:** A construction and sales phasing plan – showing the proposed location of construction compounds, the location of sales outlets and details of your traffic strategy for managing

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construction traffic and sales related traffic across the development. This plan should be provided at 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.

Submission to be 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. This should be presented in the form of a table – which provides the following information:
 - Column 1: The BHL 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 BHL principle) or red (= does not respond to the BHL principle) scoring system)
- Populate Tender Form 5 (instructions on how this should be completed are provided in the introductory section of the form)

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

The response to the design assessment must be provided by populating the template provided at Tender Form 5.

PART 3: Planning & Management

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;
- Indicate what their long term proposed management arrangements are for all non-saleable parts of the scheme – and confirm the cost of these management arrangements and how they are to be funded (including commuted sum payment netted off the land value, a management company paid for by residents through an annual management fee); and

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- In the event of bidders electing to have part of their scheme adopted by the local authority, they must confirm why they believe their chosen landscape materials would be acceptable for adoption.

The responses to this question will be cross referenced against your responses to questions 8 & 9 within the Design Assessment (Tender Form 5) and should clearly set out the long-term management arrangements for the proposed scheme.

Responses should be limited to no more than 2 A4 pages / 1,000 words

PART 4: Values & Marketing Strategy

Bidders responses to this section should correspond to the information you have provided in your response to Tender Form 1.

Bidders should provide:

- Evidence to verify that their tendered sale values per sq.ft (across all tenures) are achievable;
- Why they believe there is sufficient choice in your proposed house type range to maintain buyer interest over the course of the project;
- Who they regard as being their core market audience;
- The marketing brands they will use and the types of promotional marketing activities they will use to maintain your tendered pace of sales; and
- Confirmation and evidence that their homes will be mortgageable and insurable (irrespective of MMC technology used), including details of the accreditations that your product types will secure.

Responses should be limited to no more than 3 A4 pages / 1,500 words

PART 5: Project Risks & Programme

Bidders should provide:

- A risk register identifying:
 - The bidder'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 your land value offer
- A development programme (in a gantt chart format of their choosing) which demonstrates time allowances for all work stages associated with the project – and which corresponds to the timing set out in Tender Form 3

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Response to be provided in the form of a table (risk register) and gantt chart (programme)

PART 6: Funding

Bidder should provide:

- A printout of their organisation's own internal development appraisal and cash flow 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:
 - 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 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. no agreement yet in place, heads of terms agreed, conditional agreement in place)
 - That your forward funder is satisfied with the Golden Brick security arrangements referred to in the legal pack provided by Homes England

Responses should be limited to no more than 1 A4 pages / 500 words – with the developer's appraisal and cash flow provided as a separate appendix to their submission

PART 7: Resource & Expertise

Bidders should provide:

- A case study demonstrating their track record for delivering a scheme / schemes of a similar scale and with a similar peak debt / gross build cost to this scheme;
- Confirm that they have the necessary in-house staffing, financial and supply chain capacity to successfully resource a project of this scale within the timescales tendered; and

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- In respect of those members of your consultancy team or sub-contractors who will have either i) design responsibility or ii) will be appointed on the basis of work packages valued at £2m or more:
 - Details of who these organisations are
 - Confirmation that collateral warranties, IPR and step in rights can be provided in the event of your withdrawal from the project.

Responses should be limited to no more than 2 A4 pages / 1,000 words

Future Homes Standard - Changes to Part L and Part F of the Building Regulations for new dwellings

Proposed changes to Parts L & F of the Building Regulations in England include proposed options to increase the energy efficiency requirements for new homes in 2020. The Future Homes Standard will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency. It is understood that the application of these changes has the potential to impact on the cost of residential development.

In order to avoid disputes following the appointment of a preferred partner, bidders are now required to include a cost assumption to account for the introduction of the proposed changes. Details of this assumed additional cost will need to be disclosed in Tender Form 2 within your submission.

In the event that it has been confirmed that these changes will not be applied to the development of the subject site, prior to completion of the building lease, the cost assumption will be added back to the tendered land value and apportioned over the remaining payments agreed on the site.

Example –

- Cost assumption to comply with updates to building regulations = £500,000 (£5k per unit 100 units)
- Price agreed with the inclusion of cost assumption = £4,000,000
- Payment profile agreed –
 - 5% payable on completion of agreement for lease (£200,000)
 - 10% payable on completion of the building lease (£400,000)
 - Remaining 85% payable at mid-point of forecast build programme (£3,400,000)
- On satisfaction of the agreement for lease conditions it has been confirmed that the changes to Part L & F of UK Building Regulations will not be applied to the delivery of the site.
- The cost assumption of £500,000 will be added to the land value and apportioned across the remaining two payments due under the contract.
 - 10% payment increased to £475,000 (increased by 15% of the £500k cost assumption)
 - 85% payment increased to £3,825,000 (increased by 85% of the £500k cost assumption)

Tenure Diversification and the use of Grant Funding administered by the Shared Ownership and Affordable Housing Programme (SOAHP)

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

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under the SOAHP. If you are intending to submit a tender that proposes tender diversification and the inclusion of SOAHP grant funding, please consider the following:

- The panel 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 SOAHP grant funding is only available on the delivery of affordable housing 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.
- Where a tender includes the use of SOAHP 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 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 AHP funded home and development will otherwise need to be entirely compliant with the AHP Capital Funding Guide 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.

Section 10: Evaluation of Bids

HE intends to use responses provided to this ITT to appoint a single preferred bidder for the site.

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

- Pass / fail
- Non-price – accounting for 30% of marks
- Price – accounting for 70% of marks

The bidder who 1) passes each of the pass / fail requirements and 2) who scores the highest unique mark out of 100 will be appointed as HE's preferred development partner.

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Pass / Fail

Tender proposals put forward by bidders must incorporate all mandatory requirements, as set out in Section 8 of this ITT. Tender submissions must also include all information required by Homes England, as set out in Section 9.

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, then the bidder's tender proposal will not be put forward for evaluation against the price / non-price criteria, and will be discounted from the bidding process.

At its own discretion, Homes England may consult with the local planning authority to independently ascertain the likelihood of each bidder's tendered scheme securing a planning consent.

In the event that the local authority does not believe the scheme proposed by the bidder would secure a Reserved Matters approval, the bidder's submission – at Homes England's discretion – may be discounted from the bidding process.

Non Price

Non-price elements of the scoring will account for 30% of marks. The following summarises how scores within the non-price category will be apportioned:

10% - Design

10% - MMC

10% - Developer's understanding of the technical risks and project constraints

Price

Price elements of the scoring will account for 70% of marks. The following summarises how scores within the price category will be apportioned:

10% - Cost robustness

60% - Price

A detailed evaluation guide is provided in the ITT appendices, setting out how the information Homes England has requested in Section 9 will be evaluated and scores awarded.

This includes details of what information must be provided to achieve a 'pass' against the pass / fail criteria and example calculations to show how score formulas are intended to operate.

Section 11: Programme & Bidding Deadline

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

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Milestone	Date
Formal launch of ITT	16 October 2020
Mid-Tender Meetings (if required by bidders)	w/c 16 Nov 2020
Close date for bids	8 January 2021
Post-Tender Clarification Meetings (if required by HE)	20-22 Jan 2021
Confirmation of Preferred Bidder	w/c 8 March 2021
Completion of Agreement to Lease with Preferred Bidder	31 March 2021

Bidders must submit their tenders via the DPP3 e-tendering system. Accordingly, bidders should be aware that tenders need to be submitted in an electronic format only – and that the submission of hard copies is not permitted.

Bidders are required to upload their tenders through the e-tendering system by a time / date not later than **1pm, Wednesday, 8th January 2021.**

Section 12: Mid Tender Meetings & Contact Details

Mid Tender Meetings

Homes England intends to give bidders the opportunity to have a mid-tender meeting. In this regard, Homes England proposes to allow time during the week commencing 16 November 2020 to meet each bidder individually to discuss any queries they might have.

Time slots with each developer will be agreed in due course. Attendance at the mid tender meeting is not mandatory – and the offer of a mid-tender meeting session only needs to be accepted by bidders if they feel a meeting with the Agency would be beneficial in clarifying uncertain aspects of the tender.

Aside from mid tender meetings, bidders are welcome to raise queries / seek clarifications through the e-tendering system at any time during the ITT tender window. In this regard, Homes England will aim to respond to any queries raised within 3 working days of the question being posted.

Unless the question or Homes England's given response is commercially sensitive in respect of a bidder, all questions and answers provided through the mid tender meeting process or e-tendering system will be shared on an equal basis with all bidders.

Contact Details

The lead contacts in relation to this ITT are as follows:



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

All enquiries concerning this ITT should, in the first instance, be directed through the e-tendering system.

Should Bidders wish to engage with Harrogate Borough Council planners to discuss their scheme, they should progress a pre-application advice request (which is chargeable) via the procedures set out in the below link:

https://www.harrogate.gov.uk/info/20096/planning_applications/522/pre-planning_application_advice

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enquiries@homesengland.gov.uk

0300 1234 500

gov.uk/homes-england

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