

North Somerset Council

Report to the Executive

Date of meeting: 21st October 2020

Subject of report: Phase 1 North Somerset Council's land at Parklands Village: contract award for developer

Town or Parish: Hutton and Locking

Officer/Member presenting: Cllr Ash Cartman, Executive Member for Finance and Performance

Key Decision: Yes

Reason:

The value of the contract will be over £500,000

Recommendations:

That the Executive approves the award of a contract for the development of Phase 1 of the Council's development land at Parklands Village to Keepmoat Homes Ltd., Lakeside Boulevard, Doncaster, South Yorkshire DN4 5PL (company registration number 02207338).

1. Summary of report

1.1 This report sets out the background to the procurement of a development partner for the first phase of the Council's development land within Parklands Village, WSM, and seeks approval for the award of contract in order to bring the land forward for development.

2. Policy

2.1. The Council's landholding at Parklands Village is identified for mixed-use residential led development within the following planning policy documents:

- The Weston Villages Master Plan SPD
- The Core Strategy
- The Sites & Policies Plan: Site Allocations

2.2. This proposal supports delivery of the Corporate Plan priority of creating Thriving and Sustainable Places, in particular the aspiration to provide a broad range of new homes to meet our growing need, with an emphasis on quality and affordability. It also supports the Council's medium-term financial plan

3. Details

3.1 Background

3.1.1. North Somerset Council owns approximately 34ha of land within the Parklands Village identified for residential led mixed-use development. Outline planning permission was granted in January 2018 for a mixed-use development of:

- 700 residential dwellings
- 14,500sqm (gross) of office floorspace
- A small retail unit (300sqm gross)
- A 420-place primary school
- Associated playing fields and open space

3.1.2. The council has secured a grant of £9.861m from Homes England under the Local Authority Accelerated Construction (LAAC) programme towards delivering a first phase of 425 dwellings on approximately 14 ha of land from the overall approval for 700 dwellings on 34ha. The acceptance of this grant was approved by council on the 25 September 2018. The LAAC grant is to support local authorities bringing their own land forward for development at pace through the installation of infrastructure to de-risk sites and use of modern methods of construction. The grant included a sum of £200,000 to fund the cost of securing a development partner. This part of the grant funding is funding external legal and development advice.

3.1.3. Terms of the LAAC grant, which have been specified as a requirement of the procurement process, include:

- Delivery of a minimum 425 dwellings, of which 30% to be affordable (the typical level provided at the Weston Villages is 12 – 13%).
- All units to be constructed using Modern Methods of Construction (MMC), including at least 75 to be using a volumetric methodology and the remainder to be panellised.
- Delivery in accordance with agreed timelines, including a start on site by Sept 2021 and completion of at least 86 dwellings per annum.

3.1.4. The terms of the LAAC grant set out that financial clawback provisions will apply if the land value received by the council exceeds £6,095,000 plus reasonable costs that have been incurred by the council in bringing forward the site for development (including, for example, some of the North South Link costs). Should the land value received exceed this amount, then 94% of the 'surplus' must be paid back to Homes England, up to the value of the original grant received.

3.2. Commissioning and procurement process

3.2.1. The Council approved a Commissioning Plan for the procurement of a developer on the 14th May 2019 followed by a Procurement plan approved under delegated powers on the 3rd December 2019. Copies of both plans are included in the background papers to this report. These plans set out the governance arrangements, criteria and evaluations processes for the procurement.

- 3.2.2. Jones Lang Lasalle (JLL) were commissioned to support his procurement and provide specialist knowledge. They undertook soft market testing prior to the commencement of the procurement to determine the appetite for the project. Legal support was provided by Bevan Brittan.
- 3.2.3. The Concessions Contracts Regulations 2016 (CCR) applied to this opportunity and the process was carried out under the Competitive Dialogue-based approach, but within the flexibilities permitted under the CCR.
- 3.2.4. Following approval of the Procurement Plan an OJEU Notice was advertised in the Official Journal of the European Union (OJEU) ref 2019/S 241-59301 on 13 December 2019.
- 3.2.5. The procurement process was carried out in several stages. Submissions at each stage were evaluated in accordance with the criteria set out in the Procurement Plan and summarised in Appendix A. Evaluation Panel members comprised officers from Development, Property Estates and Regeneration and Procurement, as well as specialist representatives from Jones Lang LaSalle on Sustainability, Finance, Design and MMC and Bevan Brittan on legal matters. Additional comments were provided by colleagues in planning, affordable housing, and the council's Access Officer for Disabled People, although these officers were not part of the formal panel.
- 3.2.6. The stages of the procurement were as follows below.
- 3.2.7. Selection Questionnaires: these asked the interested parties to indicate their interest and to summarise their experience of similar schemes and general suitability. Six submissions were received by the closing date, from which four parties were invited through to Outline Solutions Stage. One party subsequently withdrew.
- 3.2.8. Outline Solutions: the three remaining bidders submitted their Outline Solutions on the 24th April 2020. The Outline Solutions set out the bidders' initial proposals for the Parklands site, demonstrating how they proposed to meet the requirements set out by the council. Evaluation at this stage was based on a weighting of 90% quality and 10% price. This weighting towards quality aimed to ensure that only bidders with a high quality proposal would succeed in moving forward to the final stages in which price would become a more determining factor.
- 3.2.9. Detailed Solutions: following evaluation and feedback all three bidders were invited through to the Detailed Solutions Stage. This required them to provide more detail about their proposal against each of the criteria. They were also asked to test the impact of increases in affordable housing, accessibility and sustainability requirements on their financial offers and to explain any delivery issues that would arise from such changes.
- 3.2.10. The Detailed Solutions were all received by the closing date of 17th July 2020. Whilst the submissions were not formally scored at this stage they were reviewed, and feedback and final dialogue sessions were held with all three bidders to enable any outstanding issues to be clarified before the bidders prepared their Final Tender.

- 3.2.11. An Invitation to Submit Final Tenders was issued on 10th August with a deadline of 4th September. All three bidders submitted their final proposals by this date.
- 3.2.12. Two sets of dialogue meetings were held with each bidder during the Detailed Solutions stage (each set including a general meeting and a legal meeting). These provided the opportunity for each party to ensure clarity on the bid requirements and on the detail of the bidder offers.
- 3.2.13. Appendix A sets out the criteria and guidance provided to bidders for their Final Tender submissions. As will be seen, these are wide-ranging and detailed. In addition, further to the review of Detailed Solutions and the discussions within Dialogue Sessions, the Council chose to confirm and strongly emphasise a number of requirements in particular:
- A policy compliant split of the 30% affordable housing (77% social rent and 23% shared ownership).
 - Policy compliant provision of adaptable and accessible homes (a minimum 17% of dwellings to be constructed to at least Category 2 of the Building Regulations Approved Document M and 10% of affordable dwellings to be constructed to Category 3).
 - Compliance with Nationally Described Space Standards across all dwellings.
 - All dwellings to deliver a minimum 31% reduction in carbon emissions compared to the current standard, progressing to the “Future Homes Standard” and a 75 – 80% reduction by 2025.
 - A net zero carbon phase of at least 15% (64 dwellings).
 - A solution that is based on “nil gas” to domestic properties.
- 3.2.14. Bidders were warned that material deviations from the specifications detailed in paragraph 3.2.13 would be scored down and could lead to bids being excluded from the tendering exercise. Conversely, bidders were advised that a bid would be unlikely to score the highest marks available unless meeting and ideally exceeding those criteria.

3.3. Evaluation and outcome

- 3.3.1. Final Tenders were received on the 4th September and evaluated in accordance with the agreed criteria of 30% price and 70% quality. The quality criteria were sub-divided as follows:
- Design, placemaking and community: 25%
 - Sustainability and climate change readiness: 20%
 - Project and risk management, programme and team: 20%
 - Modern Methods of Construction (MMC): 20%
 - Social Value: 10%
 - Legal: 5%
- 3.3.2. Full details of the criteria for this stage are provided in Appendix A.
- 3.3.3. The scoring matrix used for the quality questions was:

- 9 – 10: Excellent
- 7 – 8: Good
- 5 – 6: Satisfactory
- 3 – 4: Weak
- 1 – 2: Inadequate
- 0: Unsatisfactory

3.3.4. The scoring matrix for the legal section, which related to any bidder comments on the draft Development Agreement was:

- 9 – 10: No amendments: the contract is accepted in its current form, without any amendments.
- 7 – 8: Amendments not significant and supported: minor amendments with good reasoning / identification of benefits of proposals provided to support derogations or the deliverability of the proposal.
- 5 – 6: Amendments not significant: the submission contains minor amendments with limited reasoning / identification of benefits of proposals provided to support derogations or the deliverability of proposal.
- 3 – 4: Amendments of moderate significance: amendments that do not meet the council's required risk position and are of moderate disadvantage to the council due to the number and/or seriousness of the derogations proposed.
- 1 – 2: Amendments significant: amendments that do not meet the council's required risk position and are of major disadvantage to the council due to the number and/or seriousness of the derogations proposed.
- 0: Amendments highly significant: amendments that do not meet the council's required risk allocation position and unacceptable to the council due to the number and/or seriousness of the derogations proposed.

3.3.5. The final scores awarded to the three bidders were:

	Keepmoat	Bidder B	Bidder C
Quality Score (max 70%)	56.70%	56.70%	54.95%
Price Score (max 30%)	30.00%	22.66%	29.02%
Total score (max 100%)	86.70%	79.36%	83.97%

3.3.6. On the grounds of the above, the recommendation is made that the contract be awarded to Keepmoat Homes Ltd.

3.3.7. The winning bidder scored joint highest on quality criteria and made the strongest financial offer. The specifications detailed in paragraphs 3.1.3 (compliance with LA-AC grant funding requirements) and 3.2.13 (other requirements emphasised by NSC in relation to affordable and accessible housing, space standards and sustainability) were met and in some cases exceeded. Further details are provided in the exempt Appendix B.

3.4. Implementation of the contract

3.4.1. The 'standstill' period following award of this contract will conclude on 16th

November 2020.

3.4.2. The legal documentation for the contract follows the form of a Homes England standard Development Agreement. This will initially comprise the grant of an Agreement for Lease on the payment of a 5% deposit which will provide that the successful bidder will be granted a subsequent Building Lease upon the satisfaction of the following conditions:

- Obtaining a satisfactory Reserved Matters Approval
- Obtaining the Council's approval (as landowner) to the Approved Plans
- Confirmation that the Affordable Housing provision has been accepted by an approved Registered Provider
- The appointment of a Compliance Inspector for the duration of the development. This appointment will be funded by the successful bidder.
- Satisfactory demonstration of sufficient funding to meet all obligations
- The completion of the Council's Infrastructure Works (the delivery of the North South Link, strategic utilities and initial ground works – due to be completed March 2021).

3.4.3. Subject to satisfactorily meeting the above conditions the successful bidder will then be granted a 125-year Building Lease over the site for the duration of the development.

3.4.4. The key elements of the Building Lease are:

- The phased payment of the consideration in line with the successful bid.
- Provision that the successful bidder will build out the site in accordance with their bid (including the specifications of paragraphs 3.1.3 and 3.2.13) and the Reserved Matters approval within the agreed Construction Related Deadlines.
- Provision for regular monitoring of progress against the requirements of the successful bidder's approved scheme by the Council (as landowner) and the appointed Compliance Inspector. The successful bidder will fund the appointment of the Compliance Inspector and will make a contribution toward the Council's costs to carry out regular monitoring/governance of the contract.
- Provision that as each Private House reaches practical completion in line with all approvals as certified by the Compliance Inspector, the Council will transfer the freehold interest in the completed House to the purchaser of that House.
- Provision that as the first flat within a block reaches practical completion in line with all approvals as certified by the Compliance Inspector the Council will transfer the freehold interest in that block to the successful bidder.
- Provision that as each Affordable House/Block reaches Golden Brick stage in line with all approvals as certified by the Compliance Inspector the Council will transfer the freehold interest in the House/Block to the approved Registered Provider.
- Provision that as each non-residential property reaches practical completion in line with all approvals as certified by the Compliance Inspector the Council will transfer the freehold interest in the non-residential property to the purchaser of that property.
- Provision for an Overage Payment payable at the end of the development

should the actual Gross Development Value (GDV) exceed the estimated GDV (as adjusted by RPI) subject to a sliding scale based on whether the successful bidder meets the agreed Construction Related Deadline.

- 3.4.5 The terms of the building lease allow the council to ensure compliance with the bid requirements, including the grant funding conditions set out in paragraph 3.1.3 and the specifications emphasised by the council in paragraph 3.2.13. This will be overseen by the Compliance Inspector, who will be responsible for checking and 'signing off' each dwelling and other aspect of development to confirm that it meets requirements. Only after the Compliance Inspector has certified compliance will the land be formally released to the developer to enable them to sell the properties.

4. Consultation

- 4.1. Public and statutory consultations for the development proposals on this site were held as part of securing Outline Planning consent.
- 4.2. The appointed developer will be required to carry out further consultation to inform their Reserved Matters applications.
- 4.3. Briefings were provided to SPEDR on 3rd January and 22 July 2020 with details of the procurement process and progress on selecting a bidder. In addition, an informal briefing session was hosted by SPEDR with an open invitation to all members on 23rd Sept 2020.
- 4.4. Further to the informal briefing, an SPEDR Informal Working Group comprising the Chair and the two local ward members was convened, who were provided with access to full bid documents and scrutinised the scoring provided by officers.
- 4.5. Whilst the Working Group recognised the outcome of the current process and the benefits offered by all of the bidders, they have requested a number of recommendations be taken into account in the procurement of future development schemes:
- Most critically, that Scrutiny Panels should be involved at a much earlier stage of the process to ensure robust scrutiny of Commissioning and Procurement Plans prior to their sign-off.
 - A greater emphasis on design, ideally with a specific quality category for this aspect separate from other placemaking considerations. The design category should include a focus on innovation and aspirational design.
 - A 90% quality, 10% price split to be considered at all stages of the procurement process.
- 4.6. The market was consulted prior to the procurement to establish the appetite for the project.

5. Financial implications

5.1. Costs

- 5.1.1. The costs of the procurement process are £136,892 from the allowance of

£200,000; however this does not yet include all legal costs.

- 5.1.2. Other costs in opening the site include the construction of the North South Link, provision of strategic utilities and surcharging of initial development parcels. These are significant costs and have been reported separately.
- 5.1.3. NSC previously incurred costs in securing Outline planning for the site; these are at least £323,973 (including required surveys etc).

5.2. Funding

- 5.2.1. The majority of costs associated with opening the site up for development will be met either through the LA-AC grant of £9.86m or other sources of funding which have been reported separately.
- 5.2.2. The cost to the Council to run the procurement exercise will be funded from a £200,000 allowance included within the LAAC grant.
- 5.2.3. The development agreement includes a sum of £364,800 to fund the Council's costs of ensuring contract compliance during the construction period (6 years).

5.3. Income

- 5.3.1. The land value to be payable to the Council in stages over a period of time is as set out within the exempt report attached to this paper. This funding will support delivery of the Council's capital programme including repayment of some of the costs incurred in delivering site infrastructure. Attention is drawn to the clawback arrangements in place with Homes England should the land value exceed £6.1m plus reasonable costs (as set out in paragraph 3.1.4 above). Reasonable costs are expected to include those set out in paragraphs 5.1.2 and 5.1.3 above.
- 5.3.2. As per paragraph 5.2.3, the Development Agreement includes a sum of £364,800 to fund the Council's costs of ensuring contract compliance during the construction period (6 years).
- 5.3.3. The development will provide £5.6m S106 contributions which will be used to fund highways, education and community requirements, as well as the costs of the Strategic Flood Solution.

6. Legal powers and implications

- 6.1. The Local Government Act 1972 gives the Council the power to dispose of land held by it in any manner it wishes provided that the council achieves the best consideration that can reasonably be obtained.
- 6.2. The procurement process has been compliant with the Concessions Contracts Regulations 2016. The council has appointed external legal advisors to advise on the procurement process and to prepare the relevant contract documentation.
- 6.3. The council is compliant with the Public Services (Social Value Act) 2012 by ensuring it is seeking additional social value during the tender process.

7. Climate change and environmental implications

- 7.1 Sustainability and climate-change readiness have been emphasised as high priorities throughout the procurement process. Keepmoat's bid includes:
- A phase of zero carbon housing, to comprise at least 15% of the dwellings (64 units).
 - All other dwellings (361 homes) to deliver 75 – 80% carbon reductions against 2013 national baselines.
 - A 'nil gas' solution so that properties will use electricity only.
 - Electrical Vehicle charging available to all properties through a combination of on-plot provision and high power communal charging.
- 7.2 Keepmoat propose to meet the above requirements through a "fabric first" approach to the construction of homes, ensuring they are well insulated and require low levels of energy to heat and cool. This will be supplemented through renewable energy in the form of air source heat pumps and photovoltaic panels.
- 7.3 Bidders were also required to show how they would demonstrate sustainability and climate change readiness throughout the design and delivery of their bid. Examples of the proposals from Keepmoat include orientation of dwellings to maximise solar gain, measures to prevent and mitigate heat island effects, the use of sustainably-sourced timber, waste and water minimisation, and measures to promote biodiversity.
- 7.4 Keepmoat's Social Value commitments include £5k to work with two local schools on a re-wilding project around the two rhynes on the south and east boundaries of the site, plus an investment of £5k towards VANS biodiversity projects focusing on local off-site opportunities to support re-wilding and local growing schemes.
- 7.5 The successful bidder's sustainability proposals are available for members to view on request.

8. Risk management

- 8.1. The table below identifies key risks mitigation in relation to the award of contract.

Risk	Mitigation
Legal challenge to the proposed award of contract.	The procurement has followed a fair and transparent multi-stage process as agreed through the Commissioning and Procurement Plan and following the Concession Contract Regulations. Scoring of bids has been carried out by a panel of NSC officers supported by specialist consultants from Jones Lang Lasalle and legal advice from Bevan Brittan. Further specialist comment has been sought from planning and housing officers to inform the scoring.
The recommended bid is not sufficiently high quality to meet the council's desired objectives.	Bids have been required to meet a detailed specification in line with the agreed Commissioning and Procurement Plans, including the requirements

Risk	Mitigation
	set out in paragraphs 3.1.3 and 3.2.13. Feedback has been provided by officers and dialogues sessions have been held to help steer the content of the bids to ensure that they would meet requirements. The view of the panel, including external specialists is that all three Final Tenders were of a high quality and met specifications.
The awarded contract is not delivered to the required timescale or quality / the financial offer is not fully honoured.	The Final Tender documentation will form part of the contract and Development Agreement. Land is released to the developer only on satisfactory completion of each dwelling to the required standard including the requirements of 3.1.3 and 3.2.13. The bid includes funding for the employment of a Compliance Inspector and for NSC's time in monitoring the contract.
Delay to delivery of site infrastructure by NSC, leading to a failure to meet the conditions of the Agreement to Lease and the development failing to go ahead.	Infrastructure (which includes the North South Link, utilities and groundworks) is underway with an expected completion date of March 2021. Progress and risks on these elements has been reported separately.
Delays or problems in the developer securing planning and delivering the development.	Each bidder has been required to submit a detailed risk assessment as part of their tender, including information on risk owners and how the risks would be mitigated. The risk assessment of the recommended bidder was noted by the evaluation panel as particularly comprehensive and detailed. This can be made available to members to view on request.
Failure to meet Homes England funding criteria.	The Homes England criteria were a key part of the tender specifications and will form part of the contract documentation.
Impacts of Covid-19	<p>Risks relating to the infrastructure and development construction have been taken account of in the risk registers detailed above. The construction industry generally – and on other developments at this site – have returned to reasonably normal working patterns (subject to appropriate safety measures).</p> <p>Any impacts on NSC officers involved in the management and monitoring of the contract will be considered through the business continuity plans of the teams in question, but are not anticipated to be significant at this stage.</p> <p>It is possible that Covid-19 may affect the housing market and appetite for new housing. This is</p>

Risk	Mitigation
	<p>provided for in the Development Agreement and will be kept under review, however at present the market remains strong. 30% of the housing will be affordable and is unlikely to be affected by any market downturn.</p> <p>Risk registers and business continuity plans are 'live' documents and will be updated as and when circumstances change.</p>

9. Equality implications

Have you undertaken an equality impact assessment? No

- 9.1. The Outline Planning Consent complies with the requirements of the Local Plan and other planning policies, which have been subject to EIA assessments.
- 9.2. Further equalities implications will be considered through Reserved Matters Planning Applications
- 9.3. Informal advice has been sought and received from the council's Access Officer for Disabled People both in drawing up tender documentation and in evaluating bids, with a particular focus on ensuring full policy compliance in relation to accessible and adaptable homes. At least 17% of all homes will meet M4(2) standards, which means they can be easily adapted to meet different needs, and 10% of affordable homes will meet M4(3) standards, which means they are built to be fully accessible.
- 9.4. The development will deliver 30% affordable housing, in a policy compliant split of 77% social rent, 23% shared ownership. This compares to the typical level at the Weston Villages of 12 – 13%.
- 9.5. The successful bidder's Social Value commitments include:
 - Promoting and providing 'taster sessions' for 'those most removed from the labour market' including care leavers, people with disabilities and school leavers.
 - An investment to the value of £10k to extend VANS pilot project with DWP to promote volunteering as a route to employment and the work of the Wellbeing Collective to identify how improvements in physical and mental health can support people back in to work. This will be targeted at local areas scoring highly in deprivation indices.

10. Corporate implications

- 10.1. The procurement of a developer for NSC-owned land at Parklands supports delivery of the Corporate Plan priority of creating a Thriving and Sustainable Places and will make a significant contribution to our five-year housing supply. This has implications for all council services. A wide range of officers, members and partners have been involved in the discussions through planning and procurement stages to ensure that the development meets shared objectives and is supported by appropriate infrastructure and services.

10.2. A capital receipt is secured from the site to repay site infrastructure costs and assist with delivery of priority infrastructure and development projects.

11. Options considered

11.1. Not to pursue development at this site: this would be contrary to the council aspiration to provide a broad range of new homes. It would require the identification and delivery of another equivalent site in order to meet our five-year housing supply requirements. Highly likely that Homes England would require repayment of the £10m LA-AC grant.

11.2. To pursue a more direct route to delivery (for example, through the Wyvern Development Company) which would provide the council with greater control over the end product. This was considered at the Commissioning Plan stage, but would require a very significant capital and revenue resource investment (approx. £80 - 120m) which would limit our opportunities to deliver other projects. The size and nature of this scheme means that it is not an ideal site to pursue given our limited experience of delivery to date.

11.3. To pursue other procurement routes e.g. Homes England DPP3 Panel: this was also considered at the Commissioning Plan stage. The options for differing procurement routes are restricted due to the scale and value of the site; the current option was felt to provide the appropriate balance of price and quality control.

11.4. To re-start the procurement with different criteria: this is not believed necessary as the three bidders all proposed schemes that were felt to be acceptable. Re-starting the process would require additional funding and would unlikely to be completed within the timescales required by the LA-AC funding agreement.

Authors

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Appendices

Appendix A: Criteria and guidance for Final Tenders

Appendix B: Evaluation of Final Tenders and information on Financial and Social Value offers
(exempt)

Background papers

Commissioning Plan May 2019:
[Commissioning Plan 14th May 2019](#)

Procurement Plan:
[Procurement Plan 3rd December 2019](#)

Final Tender submissions from the three bidders are available to elected members on demand and subject to confidentiality.

**North Somerset Council Executive Committee, 21st October 2020
Phase 1 of Council’s Land at Parklands Village: Contract Award for Developer**

Evaluation criteria for final tenders

A. Financial offers

Extract from Invitation to Submit Final Tenders Volume 2:

Financial Offers will be scored according to the amount offered for the land, either as a capital sum or as long-term revenue suitably capitalised [*Note: all bidders offered capital sums only at Final Tenders stage*].

Proposals for any revenue streams will not be viewed as part of the financial offer unless the bidder is able to provide certainty of income, for example through a guarantee to underwrite the income. If and where appropriate, the benefits of a potential revenue stream may be taken into account in the scoring of relevant quality criteria. It is anticipated that the land price will be offered on deferred payments; therefore, a Net Present Value (NPV) calculation will be undertaken to determine the financial offer at the time of evaluation. A consistent method will be used for all financial offers received.

The tender with the highest total price will receive the maximum score and the prices of all other tenders will be expressed as a percentage of the maximum score. As an example, the table below shows three differing bids. It demonstrates that a weighted price score is calculated based on the difference between the highest bid.

Tenderer	Price submitted (£)	Difference from highest bid (£)	Price weighting (%)	Difference from 100%	Weighted score
Bidder A *	£10,000,000	£0	30%	100%	30%
Bidder B	£8,500,000	- £1,500,000	30%	85%	25.5%
Bidder C	£9,000,000	- £1,000,000	30%	90%	27%

* *Highest land price offer.*

The bidder should be confident in the price offered – evidence to support the financial offer will be required.

B. Quality criteria

Sub-criteria	Guidance
<p>1) Design, placemaking and community</p> <p>Bidders are required to produce a draft Design Code and associated plans for the whole Phase 1 development area (425 dwellings).</p> <p><u>Development Plans:</u></p> <p>Bidders are required to provide the following plans: masterplan layout; landscape plan; movement plan (identifying vehicle, pedestrian and cycle routes) and vehicle parking layout. These should be provided at an appropriate scale of between 1:250 and 1:500 in line with the Council's requirements.</p> <p>Bidders are required to provide floor plans and elevations for each of the house types. These should be provided at an appropriate scale of between 1:50 and 1:100.</p> <p>Plans should be provided (or re-provided) in a standalone document for the M4(2) and M4(3) units.</p> <p>For further information please refer to the Council's website. Link: https://www.n-somerset.gov.uk/my-services/planning-building-control/planning-advice/supporting-documents/drawing-standards</p> <p><u>Design Code</u></p> <p>The Design Code should meet the specification of condition 5 attached to the planning consent – outlined below.</p> <p>The Design Code shall comply with the approved Parameter Plans and</p>	<p>Design proposals should show an appropriate response to the opportunities and constraints of the site, including topography, flooding and ecological constraints (including dark corridors and rhyme maintenance corridors). It should reflect the parameters agreed as part of the Outline Planning Consent.</p> <p>The proposals must demonstrate that the context of the surrounding areas, including adjacent developments is understood and enhanced so as to assist the delivery of a properly coordinated and legible site-wide design approach. Regard should be given to the integration of the scheme within the wider Parklands Village, particularly in respect of: design, placemaking, mix of uses/provision of service and accessibility. Commentary should be provided outlining how this has been considered within the design.</p> <p>Layout and design proposals should be of a high quality that are considered likely to age well and create a sense of place. The siting, soft and hard landscaping, levels, density, form, scale, height, massing, detailing, colour and materials are appropriate and respect the characteristics of the site and surroundings and are appropriate to its position within the wider Parklands developments. These</p>

Sub-criteria	Guidance
<p>shall elaborate upon the concepts set out in the Design and Access Statement to include the following elements:</p> <p>a) How development adjacent to the Grumblepill Rhyne will provide an attractive interface with the Rhyne and retain a 'dark vegetated corridor' (artificial lighting not exceeding 0.5 lux within 10 metres of the Rhyne).</p> <p>b) How the outer facing perimeter of built development (excluding those boundaries which adjoin other development areas at 'Parklands') will be detailed to create an attractive and soft green edge to the development.</p> <p>c) How 'route' typologies including the different road hierarchy, footpaths and shared foot / cycle paths and development alongside these routes will be designed and treated to create a distinct and legible development. These shall consider how soft landscaping, trees, street lights, bus stops and services will be incorporated into the design.</p> <p>d) How different character areas or neighbourhoods will be created and how this fits in with the wider Parklands development.</p> <p>e) How the green infrastructure set out in the Landscape Parameters Plan will be designed to create a hierarchy and connection between green spaces.</p> <p>The Design Code is expected to consider the following (as a minimum):</p> <ul style="list-style-type: none"> - The position of the Phase 1 development within the context of the wider outline consent for the NSC-owned land, as well as the adjacent development proposals. - Details as to how the scheme will integrate with the wider Parkland Village development, taking into account: layout, unit design, transition/interrelationship between the areas, and mix of uses. - The layout and design of development facing the North South Link road and the Grumblepill Rhyne. - The requirement to incorporate dark corridors in line with the outline 	<p>matters should be considered for each of the proposed character areas to create strong and high-quality sub-areas.</p> <p>The scheme must consider the issues presented by MMC, particularly volumetric and demonstrate how this is considered throughout the design. Regard should be given to: phasing, layout, scale, design and future adaptability.</p> <p>The movement strategy should be well considered recognising the nature of the wider location. It should clearly demonstrate how vehicles, pedestrians and cycles are accommodated onsite in line with the Council's planning policy. It should include information on the road hierarchy and road design specifications. Reference should be made to the Council's Highways Development Design Guide.</p> <p>Adequate and appropriate parking provision should be provided onsite – both for vehicles and cycles. The quantum of which should take account of the location and minimise the amenity implications to neighbouring development. The layout should support the aim of delivering high quality development. Proposals should consider Designing Out Crime criteria to ensure a safe and inclusive development. The Council's preference is for minimum frontage / off-plot parking that could detriment the quality of the wider scheme.</p>

Sub-criteria	Guidance
<p>planning consent.</p> <ul style="list-style-type: none"> - The required maintenance corridors for the rhynes. - The movement strategy, including the approach to private and public transport as well as walking/cycling. - Details of road hierarchy, design and specification should be provided. Confirmation should be provided that highways proposals (for example width, visibility splays) are in line with the NSC Highways Design Guide. Any variation to policy must be accompanied by an explanation of reasons and details of any associated mitigation that will be carried out. - The approach to parking – both vehicle and cycle provision. This should include details on the quantum and type of parking made available, including provision for visitors. - The impacts, constraints and opportunities presented by the use of Modern Methods of Construction (MMC). - How the use of MMC (particularly volumetric) influences the proposals, including layout and phasing. - How the use of MMC (particularly volumetric) informs the design of the units and the potential for future adaptability to respond to market dynamics. - The proximity of, and an appropriate response to, a Scheduled Monument. - Requirements in relation to affordable, adaptable and accessible housing. - Confirmation as to how the potential implications of Part B Building Regulations have been factored into the design. <p>In preparing proposals, it is strongly recommended that bidders review the Design Codes approved for adjacent development areas at Parklands Villages – these are provided in the Data Room.</p> <p><u>Policy compliance</u></p>	<p>The proposed scheme should offer a suitable response to the requirements identified in condition 5 of the planning consent. Please note that a Non-Material Amendment Application has recently been submitted to NSC Development Management Colleagues to vary this condition so the approval will not be required prior to the submission of the first Reserved Matters Application for the point of access, which is due to be submitted by the Council shortly. However, the approved developer is still required to submit and have approved a design code prior to the submission of their own Reserved Matters applications.</p> <p>Proposals will promote a strong sense of place and community, including:</p> <ul style="list-style-type: none"> • The formation of good relationships amongst new residents and with neighbouring communities / local networks. • A positive, inclusive and active community that promotes widespread engagement with community issues, activities and future planning. • The creation of a self-sufficient and strong community capable of resolving its own problems and achieving its aspirations <p>Internal layouts are functional and well-considered taking into account the nature of demand in the semi-rural location.</p>

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<p>Information and plans must be submitted outlining how the proposed scheme meets national and local planning policy requirements.</p> <p>Local policy guidance of relevance includes, but is not limited to the following:</p> <ul style="list-style-type: none"> - Core Strategy (adopted January 2017) - Sites & Policies Plan, Part 1: Development Management Policies (adopted July 2016) - Accessible and Adaptable Housing Needs Assessment SPD - Affordable Housing SPD - Residential Design Guide SPD (parts 1 & 2). - Highways Development Design Guide. - Parking Standards SPD. - North Somerset and Mendip Bats SAC guidance SPD. - Weston Villages SPD. <p>If and where a scheme is not wholly compliant with planning policy or the abovementioned guidance in some respect, a clear and robust explanation must be provided outlining why the policy cannot be achieved and where possible an appropriate alternative offered.</p> <p>Proposals should achieve the following requirements and any material deviations will be scored down and may result in the Bidder being excluded from the procurement process. The key requirements are:</p> <ul style="list-style-type: none"> - Compliance with Nationally Described Space Standards for all residential properties. - Provision of the required adaptable and accessible homes standards, specifically compliance with the requirement for a minimum 17% of 	<p>The scheme is compliant with or ideally exceeds relevant planning policy requirements. We anticipate that the highest scoring bids would be those that exceed stated minimums, particularly in relation to affordable housing and adaptable/accessible units. If and where a scheme is not wholly compliant in some respect, a clear and robust explanation is offered as to why the policy cannot be achieved and where possible an appropriate alternative is offered.</p> <p>Bidders are reminded that material deviations from requirements in relation to National Space Standards, affordable housing tenure mix and accessible/adaptable homes will be scored down or may result in the Bidder being excluded from the procurement process.</p> <p>NSC's preferred housing mix for affordable housing is as follows:</p> <ul style="list-style-type: none"> Social rent – 1 bedroom flat – 20% Social rent – 2 bedroom flat – 18% Social rent – 2 bedroom house – 23% Social rent – 3 bedroom house – 31% Social rent – 4+ bedroom house – 8% Shared ownership – 1 bedroom flat – 13% Shared ownership – 2 bedroom flat – 21% Shared ownership – 2 bedroom house – 25% Shared ownership – 3 bedroom house – 35% Shared ownership – 4+ bedroom house – 6%

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<p> dwellings to be constructed to at least Category 2 of the Building Regulations Approved Document M and for 10% of affordable dwellings to be constructed to Category 3.</p> <p>- Provision of a policy compliant mix of affordable housing for both the nil-grant and with grant units, specifically 77% social rent and 23% shared ownership. This requirement applies to the 30% affordable housing required through the Section 106 agreement only. Any further affordable units above 30% may be of a tenure and mix of the bidder's choosing.</p> <p>Bidders should also seek to ensure compliance with the required mix of affordable housing provided in the guidance to this document at Appendix 4. Where this is not possible, a clear and robust explanation must be provided outlining why the policy cannot be achieved and the benefits of the proposed alternative. Bidders are encouraged to discuss their proposed housing mix with NSC's Affordable Housing Team. Please note any conversations will not be relayed, discussed or subject to input from the Phase 1 Parklands project team. This is to ensure a transparent and fair procurement process for all Bidders.</p> <p>Bidders are required to complete Tables A and B in the appendices to demonstrate compliance with the above requirements.</p> <p>Bidders are strongly encouraged to exceed planning policy requirements, particularly in respect of affordable housing (above the minimum 30%). Bids that incorporate a greater proportion are likely to score higher on this question.</p> <p><u>Community Development</u></p> <p>Bidders must demonstrate how their proposals will support the creation of long-term strong communities. Proposals should:</p>	<p>Bidders should seek to ensure compliance with this mix. Where this is not possible, a robust explanation must be provided outlining why the policy cannot be achieved and where possible an appropriate alternative offered.</p> <p>Bidders are encouraged to discuss their proposed housing mix with NSC's Affordable Housing Team. Please note any conversations will not be relayed, discussed or subject to input from the Phase 1 Parklands project team. This is to ensure a transparent and fair procurement process for all Bidders</p> <p>This requirement applies to the 30% affordable housing required through the Section 106 agreement only. Any further affordable units above 30% may be of a tenure and mix of the bidder's choosing.</p>

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<p>- Demonstrate how the design will enhance a sense of community and inclusiveness.</p> <p>- Show how the needs, concerns and aspirations of existing and future residents can be understood and taken into account in the development design and delivery process.</p> <p>- Importantly, proposals should include specific measures to support the development of long-term community capacity so as to create a self-sustaining, inclusive and thriving community.</p> <p>Bidders should provide specific measures to be adopted throughout the design and construction phases.</p> <p>The timeframes for undertaking these works should be provided as part of the response to this question and separately included within the programme (provided as part of Question 3).</p>	
<p>2) Sustainability and climate change readiness</p>	
<p>NSC have declared a climate-change emergency and this is a priority issue for the Council.</p> <p>Bidders should detail the specific measures that will be adopted onsite and how these measures will maximise the sustainability and climate-change readiness of the development. Bidders are encouraged to adopt a holistic approach to climate change readiness and sustainability.</p> <p>Bidders are required to submit detailed proposals identifying the proposed technology/product, the quantum and associated costings. Costed proposals should include an itemised breakdown of the measures to be adopted onsite.</p> <p>Proposals should achieve (or ideally exceed) the following requirements.</p>	<p>Bids should set out a robust strategy for delivery of the following:</p> <ul style="list-style-type: none"> • A minimum 31% reduction in carbon emissions compared to the current standard, to be applied from 2020, progressing to the “Future Homes Standard” and a 75 – 80% reduction by 2025. • A net zero carbon phase of at least 15% (64 dwellings). • A solution that is based on “nil gas” to domestic properties, supported by a justification for your alternative energy strategy and details of how this will be delivered.

Sub-criteria	Guidance
<p>Any material deviations will be scored down and may result in the Bidder being excluded from the procurement process. The key requirements are:</p> <ul style="list-style-type: none"> - A minimum 31% reduction in carbon emissions compared to the current standard, to be applied from 2020, progressing to the “Future Homes Standard” and a 75 – 80% reduction by 2025. - A net zero carbon phase of at least 15% (64 dwellings). - A solution that is based on “nil gas” to domestic properties, supported by a justification for your chosen alternative energy strategy and details of how this will be delivered. <p>The Council’s strong preference is that carbon reductions should be based on on-site solutions.</p> <p>Bidders should have regard to NSC’s Creating Sustainable Buildings and Places SPD: https://www.n-somerset.gov.uk/wp-content/uploads/2015/11/Creating-sustainable-buildings-and-places-supplementary-planning-document.pdf. However, as the SPD was adopted in 2015 (prior to the declaration of a climate change emergency) we will look for bidders to take account of changes in circumstances that have occurred since that date, for example technological advances and national changes in policies. The council is considering updates to policies and we will alert bidders if there are any formal changes during the bidding process.</p> <p>Submissions must include the following (as a minimum):</p> <ol style="list-style-type: none"> 1) An overall strategy for maximising sustainability throughout the development. This must address how sustainability will be embedded into the development as a whole (including encouraging sustainable behaviours), as well as measures relating to the residential units. This 	<p>The proposed scheme maximises opportunities to optimise sustainability credentials for Parklands Phase 1, including features that optimise climate change readiness of the development.</p> <p>A holistic, comprehensive approach should be taken with the proposed measures embedded in the overall design and construction proposals.</p> <p>Specific measures should be identified including the specific technology, proposed product, quantum and associated costings. These should be well-considered and appropriate to the site throughout its lifetime (construction and occupation).</p> <p>A clear rationale should be provided to demonstrate how the site specific considerations have been factored into identifying the appropriate solutions. This should include the available electric supply and/or any upgrades required to enable the nil-gas solution.</p> <p>Regard should be given to any amenity implications of proposed solutions (for example noise, vibration etc.). Measures to minimise this risk throughout the lifetime of the development should be outlined. Details of the maintenance requirements for the proposed solutions should be provided.</p> <p>Regard should be given to minimising any onerous requirements. Details of how these will be relayed to</p>

Sub-criteria	Guidance
<p>must detail the specific measures to be adopted and be supported by an itemised cost plan. Bidders should provide a justification as to the appropriateness of the proposed solutions taking into account site specific conditions, potential amenity implications and maintenance requirements.</p> <p>2) A summary of the approach to climate change readiness within the scheme, including key design considerations. This should include a review of solar gain and how it has informed the development layout. Where risks are identified mitigation measures should be outlined.</p> <p>3a) A completed version of the proposed Building Regulations England Part L (BREL) Compliance Report, available at Annex D of the Future Homes Standard 2019 Consultation (see https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/835536/Future_Homes_Standard_Consultation_Oct_2019.pdf).</p> <p>3b) A completed version of the Standard Assessment Procedure for the Energy Rating of Dwellings (SAP 2012) (see https://www.bre.co.uk/filelibrary/SAP/2012/SAP-2012_9-92.pdf). This should be provided for a representative range of properties to include a flat/apartment, a mid-terrace, a semi-detached and a detached property.</p> <p>4) Details of how proposals will aim to comply with (or ideally exceed) expected changes to Part F of the Building Regulations.</p> <p>5) Details of how proposals will comply with (or ideally exceed) expected stepped increases towards a 75% - 80% reduction in carbon in 2025, commencing with at least a 31% reduction from 2020.</p> <p>6) Details of how proposals will comply with (or ideally exceed) the requirement for at least 15% zero carbon homes.</p> <p>7) Details of the proposed nil-gas solution including justification and delivery details of the chosen alternative energy strategy for the site. This should address all relevant issues including the capacity of the electricity supply and any upgrades that may be necessary to enable development of Phases 1 and 2 of the Council's land.</p>	<p>customers should be provided.</p> <p>Proposals are detailed, realistic and achievable within the financial model for the development. Costings are robust and evidenced.</p> <p>Proposals meet, and ideally exceed, the emerging requirements for Part F of the Building Regulations.</p> <p>Proposals should seek to maximise the fabric efficiency and air permeability of the residential units. Sufficient details of how this will be achieved are required.</p> <p>Proposals should confirm electrical vehicle charging will be enabled for each property and if so, the capacity that will be made available taking into account the differing requirements of communal or individual facilities.</p> <p>Specific detail is required on the proposals and their delivery, including biodiversity targets. Consideration should be given to potential conflicts / tensions in relation to the use of areas that serve multiple functions and how these will be managed.</p>

Sub-criteria	Guidance
<p>8) Details, supporting by drawings and costings as to how the development will be climate-change ready.</p> <p>9) Details of construction methodologies and site management and how these will address issues of environmental, social and economic sustainability. Please add how these will be tracked and monitored throughout the construction process.</p> <p>10) Details of the construction materials and how these will address sustainability criteria, including the carbon footprint of the products proposed onsite.</p> <p>11) Confirmation on whether the bidder will guarantee any of the sustainability or climate change ready credentials proposed onsite.</p> <p>12) Requirements in respect of biodiversity.</p> <p>Please note that should the Government update the Future Homes Standard following the public feedback we will provide additional advice on this matter.</p>	
<p>3) Project and risk management, programme and team</p>	
<p>Bidders are required to confirm their proposals for robust and effective management of this scheme, including but not limited to the issues identified below. The response must address the specific issues relating to this site, including site specific factors (such as ground conditions), use of MMC, sustainability requirements and delivery at pace.</p> <p><u>Organisational structure and team experience</u></p> <p>Bidders must provide:</p> <ul style="list-style-type: none"> - An organogram and explanations of the organisational and contractual structures and management arrangements for delivery of the scheme. - The proposed approach to managing engagement with the Council, 	<p><u>Organisational arrangements and team experience</u></p> <p>A clear and logical process should be shown with identified responsibilities assigned to identified parties.</p> <p>The submission clearly demonstrates the required levels of professional qualification, track record (including use of MMC) and experience within each of the key disciplines. Details should be provided for the key personnel that form part of the developer and any external consultants.</p>

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<p>including a single point of contact throughout the planning and delivery of the development.</p> <ul style="list-style-type: none"> - A clear method statement and flow diagram showing the decision-making process and responsibilities at each of the key stages. This should correlate with the programme. - Details of the proposed Project Leader and other key personnel supported by summary CVs detailing their relevant experience of working on similar development projects (including the use of MMC) within the past 5 years. Please note this should include the Bidding party and any external consultants. <p>This should include information on the on-site and off-site management of the MMC process.</p> <p>Where bidding in a consortium please identify lead organisations and the ultimate employer of the key personnel.</p> <p>Roles are to be clearly set out, including expectations of the Council in terms of officer time and decision-making. As landowner the Council expects to be involved throughout the planning and construction phases. Bidders proposals will need to reflect this.</p> <p><u>Programme</u></p> <p>Bidders must provide a robust and detailed programme in Gantt Chart format (or equivalent). This should include a detailed breakdown of the distinct activities required to deliver the site within each phase and the interdependencies between them so as to identify a critical path</p> <p>This should include key milestones, timescales, the critical path and approach to phasing. An appropriate rationale should be provided</p>	<p>Proposals should ensure a clear, constructive and transparent working partnership with the council and other stakeholders. The Council's preference is for a single point of contact within the Bidding party throughout the lifetime of the development. If this is not possible appropriate arrangements should be put in place to ensure a coherent, co-ordinated and successful working relationship.</p> <p>Proposals should allow appropriate time for the Council to inform the process – both as the planning authority and landowner. An appropriate allowance should therefore be made for the Council's time throughout the design and construction phases.</p> <p>Proposals should demonstrate a strong understanding and robust proposals for project management of issues relating to MMC and the required delivery at pace.</p> <p><u>Risk management</u></p> <p>The submission should demonstrate a clear understanding of the project including site specific issues (such as ground conditions, use of MMC (particularly volumetric), sustainability requirements, market appetite and delivery at pace).</p> <p>The principal risks should be identified and appropriately assessed.</p>

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<p>outlining the appropriateness of the assumptions adopted.</p> <p>The Council are preparing to submit the first Reserved Matters Application for the site. The programme should therefore recognise that submission of the reserved matters application by January 2021 is now unlikely to be a requirement. The programme must meet all other deadlines in the LA-AC Grant Funding Agreement.</p> <p>The programme must include:</p> <ul style="list-style-type: none"> - Planning stage, including stakeholder and community engagement. This should identify whether one or multiple reserved matters applications will be submitted. - Pre-construction programme, including the critical lead in period for the MMC supplier(s). - Construction programme - Sales period(s), including anticipated transfer(s) to an affordable housing provider <p><u>Delivery at pace</u></p> <p>The bidder must demonstrate how they intend to achieve the delivery requirements outlined in the LA-AC Grant Funding Agreement, particularly in respect of constructing 7.2 residential units per month.</p> <p>Bidders must complete Table C with their proposed key dates for achieving the Grant Funding milestones. This should be supported by a commentary as to the appropriateness of the assumptions adopted. It is expected that this will consider the impact of both construction and sales (market absorption) on achieving the delivery pace requirements.</p>	<p>Robust plans should be identified to mitigate and manage the risk. This should include identifying risk owners and timeframes for undertaking any mitigation works.</p> <p>The potential implications of Covid-19 need to be addressed within the risk register and considered in the programme submitted.</p> <p><u>Programme</u></p> <p>Realistic timeframes with critical path and dependencies should be clearly shown.</p> <p>The proposed programme should recognise that submission of the reserved matters application by January 2021 is unlikely to be a requirement as North Somerset Council are preparing to submit the first Reserved Matters application. Further details on this will be provided separately. The programme must meet all other deadlines in the LA-AC Grant Funding Agreement.</p> <p>Responsibilities should be clearly assigned, and realistic and achievable timeframes identified.</p> <p>Adequate allowances should be made for areas of potential risk.</p>

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<p>An explanation of the way in which the affordable units will be delivered, owned and managed, should be provided.</p> <p><u>Risk management</u></p> <p>Bidders are required to submit a comprehensive risk register identifying risks at each of the key stages together with appropriate mitigating actions, risk owners and timescales for carrying out any mitigation works (to include dates for commencing and completing the works).</p> <p>If mitigating actions are required prior to the appointment of preferred developer it will be important to outline how these will be executed and the expectations of the Council.</p> <p>It is expected this will consider (as a minimum) the following: planning, pre-construction, construction, site specific conditions, use of MMC (particularly volumetric), sustainability requirements (including zero carbon and nil gas requirements) open market sales and transfer to the affordable housing provider.</p> <p>The risk register should consider the current Covid-19 outbreak and how this will impact on the development and associated risks.</p> <p><u>Approach to Customer Relations</u></p> <p>Bidders must provide details on the customer relations procedure that will be adopted at Parklands, including how issues will be monitored and managed to ensure positive relationships with customers. Details of how lessons learnt are embedded into this process to avoid re-occurrence should be included. It would be helpful to have examples of where the</p>	<p><u>Delivery at pace</u></p> <p>The bidder must demonstrate their ability to meet the timeframes outlined in the LA-AC Grant Funding Agreement. The strategies proposed should be well thought through and achievable considering both delivery/construction and market absorption.</p> <p>The proposals for the delivery, ownership and management of the affordable units are robust and suitable in light of the requirements for delivery at pace.</p> <p><u>Approach to customer relations</u></p> <p>Proposals should provide confidence that customers and stakeholders will be kept well informed as to the development delivery, will have a clear path for the rapid resolution of any issues, and that learning will be embedded to prevent reoccurrence. It would be helpful to have information on where the proposed tools have helped overcome a recurring defect and/or improve design previously.</p> <p>Examples from previous projects may be used to demonstrate commitment to a strong culture of open communication and responsiveness.</p>

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<p>proposed tools have helped overcome a recurring defect and/or improved design.</p>	
<p>4) Modern Methods of Construction (MMC)</p>	
<p>Bidders are required to provide full details of their proposed modern method of construction (MMC) product that will be adopted onsite if the bidder is successful. This must demonstrate compliance with the LA-AC Grant Funding Agreement.</p> <p>Bidders must provide the following information:</p> <ul style="list-style-type: none"> - Information on the proposed Volumetric construction product(s) to comply with the LA-AC Grant Funding conditions. Including details of product type and the number of units proposed through this method of construction. - Information on the proposed Panellised construction product(s) to comply with the LA-AC Grant Funding conditions. Including details of the product type and number of units proposed through this form of construction. - If the minimum requirements of the LA-AC Grant Funding Agreement are exceeded a clear explanation and justification of implications, including (but not limited to) land receipt, viability, sustainability and design. - Details of the finishes that will be required onsite for the volumetric units alongside the time implications. Any risk identified with this process should be clearly identified with appropriate mitigation measures. - Explanation and confirmation as to why your proposed construction products are suitable to the site given the nature of the location (including site specific factors such as ground conditions) coupled with the Council's objectives. - Confirmation of the proposed supply chain (both volumetric and 	<p>Bidders should provide a sufficient level of detail to provide the Council with confidence that the requirements of the LA-AC Grant Funding Agreement are achievable.</p> <p>Bidders who intend to exceed the quantum of volumetric product should provide an explanation of the benefits and implications of doing so. This should consider the Council objectives, including delivery of a high-quality design, sustainability and securing best value for the land.</p> <p>Specific details of the proposed volumetric and panellised product onsite should be provided. This should provide the Council with sufficient confidence as to what will be delivered onsite and its appropriateness in the local context, including site specific factors (such as ground conditions). Bidders are expected to have identified named supplier(s) if they are not relying on their own factory.</p> <p>Sufficient information should be provided to demonstrate the robustness of the supply chain, including location, capacity and quality assurance process. The latter is particularly important to ensure a high-quality scheme is delivered onsite. Evidence should be provided that they have capacity to deliver</p>

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<p>panellised) demonstrating capacity to deliver at pace. This should include information on location, capacity and quality management process. If there are any risks to delivery these should be identified alongside the strategies that will be adopted to mitigate them.</p> <ul style="list-style-type: none"> - Confirmation and details of the financing and mortgageability of the proposed MMC products, including acceptability to mainstream residential mortgage providers. - Details of the assurances and warranties associated with the proposed MMC products should be provided. These should be over and above NHBC and BOPAS (where appropriate). If there are risks as to the potential acceptability these should be clearly stated alongside the proposed mitigation measures. Examples of where these measures have been adopted as part of other schemes would provide helpful context. - Confirmation that the proposed MMC product will be acceptable to Registered Providers of Affordable Housing (RPs). Evidence should be submitted to support this, for example a letter from the preferred RP or examples of where the product has been successfully transferred to an RP elsewhere. This should relate to the specific product proposed onsite. - Information on the ease of maintenance of the end-product and how any special requirements (please describe) will be communicated to end users, including RPs. - Confirmation of the environmental benefits of the proposed MMC products and details of their future performance in use. This should align with the Council’s objectives and requirements provided in Question 2. Please note this should consider the environment benefits through both the construction and lifetime of the product. Specific details for the product proposed onsite should be provided. - Confirmation that the proposed MMC product will comply with BOPAS accreditation or equivalent. If the proposed products are not accredited then details of the critical path to achieve a suitable accreditation is required. 	<p>the product in line with the proposed programme.</p> <p>Evidence should be provided to demonstrate a considered approach to quality assurance process, which will maximise the quality of the product delivered onsite.</p> <p>Bidders should provide sufficient comfort that the product will be attractive to the market – both affordable and private sector. Any risks should be appropriately mitigated. Details should be provided to demonstrate that the proposed products are adaptable for future residents to take account of changing requirements. This should include an ability to subdivide or extend the property.</p> <p>Information on the ease of maintenance of the end-product and how any special requirements will be communicated to end users. Bidders should provide details of the performance in use of the product proposed onsite.</p>

Sub-criteria	Guidance
<ul style="list-style-type: none"> - Confirmation of how the MMC element will be sourced, either own factory or supply chain. If there are any risks these should be clearly identified with the appropriate mitigation measures outlined. - Details and examples of your Quality Assurance processes within the MMC factory and the robustness of your proposed supply chain. - A detailed logistics plan, storage requirements and pre-construction timescales. - The predicted lifespan for the homes and any special requirements to maximise the life expectancy. - Evidence that the supplier has the capacity to provide the requisite number of units to comply with the delivery conditions of the LA-AC grant. - Details of the future adaptability of the proposed dwellings, particularly volumetric. This should include for example the ability for an owner to subdivide rooms or extend the property. 	
<p>5) Social Value</p> <p>Considering the Public Services (Social Value) Act 2012 bidders are required to outline their social value proposal. Your response should include detailed, clear, specific, measurable commitments based on the guidance provided in our Social Value policy, available at:</p> <p>Link for further information: https://www.n-somerset.gov.uk/business/tenders-procurement/procurement-strategy/our-social-value-policy</p> <p>Bidders should provide a timetable for implementing the proposed measures.</p> <p>Please note:</p> <p>1.The Council does not expect you to commit to delivering Social Value in all of the outcomes set out in our policy. It is for you to determine where</p>	<p>This should take the form of detailed, tangible and specific commitments related to this particular project. The commitments should be offered by the developer and should not include monies payable by future residents and/or businesses.</p> <p>A robust timetable for implementing the proposed measures should be provided.</p> <p>The proposed measures must be additional to the Section 106 commitments.</p> <p>This should align with the council’s social value policy (see link below): https://www.n-somerset.gov.uk/business/tendersprocurement/procurement-strategy/our-social-value-policy</p>

Sub-criteria	Guidance
<p>you are prepared to make Social Value commitments, although as a guide the Council view is that you should consider as a minimum the following:</p> <ul style="list-style-type: none"> - Apprenticeships - Internships - Supporting local suppliers - Providing training, workplace experience and/or employment opportunities for those most removed from the labour market. - Reducing negative and promoting positive environmental impacts <p>2.The Council is NOT looking for what initiatives you currently have within your organisation as ‘business as usual’ or doing at present with other customers (although you may look to replicate what you have done with other customers). The Council is interested in proposals of what exactly you will offer for this contract and how you intend to deliver such initiative(s) so that these can be tracked throughout the resulting contract.</p>	
6) Legal	
<p>Bidders are required to provide a mark-up of the Development Agreement (both Agreement for Lease and Lease) document identifying any proposed amendments.</p>	<p>The legal submission will be evaluated in line with the table at paragraph 1.18. Maximum marks will be awarded where the Bidder submits a mark-up of the Development Agreement that would have a substantially positive impact on certainty of returns to the Council – effectively negating the legal and commercial risks whilst enhancing the security of delivery of the affordable housing.</p>