20th February 2024

**Expression of Interest for Principal Contractor Services – Langton Park, Wroughton**

Dear Contractor,

In preparation for the tendering of this opportunity, we are issuing the below Expression of Interest (EOI), to gain an understanding of the contractors who may wish to work with us to deliver the project. The purpose of this document is to present a high level overview and background of the site. Full details, including relevant plans, drawings, surveys etc. will be provided as part of the tender pack, which will be issued in due course. Any contractor who expresses an interest in bidding will receive a direct invitation to Stonewater’s e-tendering portal, when the tender is published.

Any clarifications or correspondence regarding the site should be directed the people and details provided in the relevant sections below.

**General Project Information**

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| Project Title | Langton Park, Wroughton |
| Project Description | A development of 30 Affordable Homes consisting of 4 x 1 Bed Flats, 12 x 2 Bed Houses and 14 x 3 Bed Houses. |
| Proposed Contract Type | JCT Design & Build 2016, with Stonewater schedule of amendments |
| Proposed Procurement Route | TBC – subject to volume of interest in the project |
| Proposed Contract Duration | 2 years |

**Overview and Background of the Works**

The site is located within the jurisdiction of Swindon Borough Council and the land is owned by Stonewater Limited. It consists of an open area of unused green space with outline planning for 30 new affordable homes. The site extends to 0.94 hectares and is located within Langton Park, Wroughton, south of Swindon. The site is located on a former Royal Air Force (RAF) Base and is situated approximately 2km (1.3 miles) south of Wroughton town centre with Swindon town centre approximately 6.5km (4 miles) from the site.

The development is to consist of:

12 No. 2 Bed Dwellings @ 76m2

14 No. 3 Bed Dwellings @ 86m2

4 No. 1 Bed Flats @ 50m2

Outline Planning has been granted for the site on December 2022 – Application No S/OUT/21/1634/TB and reserved matters have been submitted in December 2023.

**Delivery of Project**

At this stage of the process, Stonewater are yet to decide on the construction approach for this site. A number of options are being considered, which are detailed below:

• Timber frame

• Traditional methods of Construction

• Volumetric – where the Tendering Contractor will be responsible for the site works and overall commissioning and the volumetric solution delivered through a nominated sub-contractor. The Tendering Contractor would be the Principal Contractor in this situation.

• Volumetric – potentially manufactured, supplied and installed by the Tendering Contractor.

As part of expressing interest in this project, we encourage all prospective bidders to outline their thoughts on the above options and declare the approach for delivery they would take. Responses on this point will be used by Stonewater and their wider project team to shape the best way to deliver the site and appoint a contractor through a competitive process.

**Form of Contract**

It is proposed that the JCT Design & Build 2016 form of contract with Stonewater’s Schedule of Amendments will be used to let the scheme. The estimated value for the scheme is £6.5 million. A Performance Bond may be required.

**Project Phasing & Programme**

Stonewater may accept a phased handover of homes, only where the Contractor is able to demonstrate that residents may safely occupy the homes and be segregated from construction traffic and vehicle movements. We would anticipate a detailed project phasing programme to be submitted by a contractor as part of their tender submission.

**Project Team**

Stonewater have appointed the following design team members to develop and procure the works. It is proposed that the Architect, LAH Design Ltd will be novated under the contract to work alongside the successful contractor to continue the development of the design and see the scheme through RIBA Stages 4-6.

* Employers Agent – Taylor Lewis
* Architect – LAH Design Ltd
* Principal Designer – LAH Design Ltd

**PI Insurance**

The successful supplier will be required to provide Contractor’s Public Liability and Professional Indemnity Insurance cover to a value of £10m for any one occurrence or series of occurrences arising out of one event.

**Expression of Interest**

Expressions of Interest (EOI) are to be submitted to Andrew Russell, Assistant Director – Procurement at Stonewater (Andrew.russell@stonewater.org) by 29th March 2024.

We look forward to hearing from you in due course.

Yours sincerely,

