

Contract Description

Shropshire Towns and Rural Housing (STAR Housing) is an Arms-Length Management Organisation (ALMO) responsible for the management of Shropshire Council's 4000 property housing stock.

This notice is for a design and build of affordable houses (dependent on planning permission). It is proposed that the Design and Build Contract will incorporate 13 units to incorporate all mechanical, electrical and external works across the following site:

- Land off Bowling Green Lane, Albrighton, Shropshire, WV7 3HH.

The works will require an understanding and experience of the following:

- Homes England (formerly Homes and Communities Agency) Design Standards
- Secured by Design
- Affordable Housing

This scheme will need to be completed with all relevant certification by September 2019.

Procurement Process

This is a two-stage tender process. This Notice along with the return of evidence to it forms the first stage of response. Up to three successful applicants will proceed to the second stage and will be invited to tender. Unsuccessful applicants will be informed and may seek feedback from STAR Housing. The following timetable is indicative and gives approximate dates for each stage of the tender process:

	Stages	Date (approximate)
1.	Return of Evidence to this RTP Notice	16/04/2018
2.	Invitation and Issue of Tender Documents to Successful RTP Participants	30/04/2018
3.	Tender return date	15/06/2018
4.	Appoint Contractor	06/07/2018
5.	Start on Site	01/10/2018

The response to this invitation document must include all evidence requested. If you are unsure of any element and require further clarification, please contact: Daniel Williams of Fellows Construction Consultants on 0121 237 4636 or via email quoting the contract reference NB007 to dw@fellowsconsultants.co.uk

Two hard copies and two CD copies of your response must be returned by 12 noon on 16th April 2018. Information returned after this time will not be considered. Quoting Reference: **NB007**

Applicants will be evaluated on the answers they provide to this Notice. The top 3 highest scoring applicants who also pass all pass/fail requirements will be successful and be subsequently invited to tender as part of the second stage of the tender process (a joint scoring 3rd place will result in all 3rd placed applicants progressing to the next tendering stage). We reserve the right should less than 3 applicants pass all pass/fail requirements to take only 2 applicants through to the tender phase. The following marking scheme is made up of 'pass/fail' questions and 'weighted marked' questions and shows how each element of the return is to be marked. References will be taken for those shortlisted and a poor reference may result in the applicant being removed from the shortlist.

Pass/Fail Areas (elements 2-7)

This information will be provided for proof of compliance and will be judged on a pass or fail basis. Applicants must comply with these issues to demonstrate their proven competency, financial

stability, resources and other arrangements. Questions marked 'For information only' will not be assessed; they must be answered in full.

Element	Selection Criteria
Element 1	Applicant details – For information only
Element 2	Adequate financial stability (as judged by Shropshire Council's Audit Team) & insurance – copies of last 3 years' accounts and insurance certificates and types and levels of insurance held
Element 3	Adequate outcome of previous contracts – Last 3 projects and 3 referees. Any claims or judgement against your organisation and any contracts terminated.
Element 4	Adequate Health & Safety, HSE notifications enforcement notices, training and policies in place. CHAS accreditation or equivalent.
Element 5	Adequate equalities arrangements and records, details of your organisations policies and any discrimination charges brought against your organisation.
Element 6	Accreditations – All relevant accreditations (Federation of Master Builders, CIOB, ICE, Considerate Constructors , Constructionline, CHAS or equivalent, NEBOSH or equivalent , Safecontractor etc. or EU Equivalent). Those in bold are necessities.
Element 7	Staff Qualifications – All relevant qualifications (Site Management Safety Training, First Aid , HNC's, NVQ's and specific accreditations relevant to each trade and role or EU equivalent). Those in bold are necessities.
Element 8	Contract Experience – 3 relevant affordable housing projects in the last 18 months, some of which deal with a similarly sensitive project.

Weighted Marked Questions (Contract Specific questions – Element 8)

Applicants are to provide 3 clear examples to show their experience in constructing affordable housing over the past 18 months. Each example should give full details of the project to include: Contract Sum, Client, number and type of units, method of construction used, details of site and external works, standards built to, programme, any extensions of time and cost, reference name and contact details at Client organisation. Ideally one project will be of a similarly sensitive nature.

Element 8 will be scored using the following marking system and weightings.

The examples provided in response to Element 8 will be given a mark between 0 and 5.

5 points - All 3 examples are relevant fulfilling all criteria and is of a similar size and complexity to the proposed STAR Housing scheme

4 points – All 3 examples are relevant fulfilling all criteria and at least one is of a similar size and complexity as the proposed STAR Housing scheme

3 points – 2 of the 3 examples are relevant fulfilling all criteria and at least one is of a similar size and complexity as the proposed STAR Housing scheme

2 points - 2 of the 3 examples are relevant fulfilling all criteria

1 point – 1 of the examples is relevant fulfilling all criteria

0 points – None of the examples are relevant

A submission will be rejected if it fails a pass/fail question or if they receive a poor reference. Any examples that only score less than 3 out of 5 in Element 8 will be rejected.

Respond to:

Jason O'Donoghue

Reference: NB007

Shropshire Towns and Rural Housing

The Spruce Building

Sitka Drive

Shrewsbury

SY2 6LG