



Homes
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Invitation to Tender

The Mount, Bovington, Hertfordshire, HP3 0RZ

Ref: D22008

Submission Deadline: 21st October 2021, 1pm

OFFICIAL

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Development of Homes England Land: The Mount, Bovingdon



Indicative Redline Site Area

1.0 Section 1: Introduction

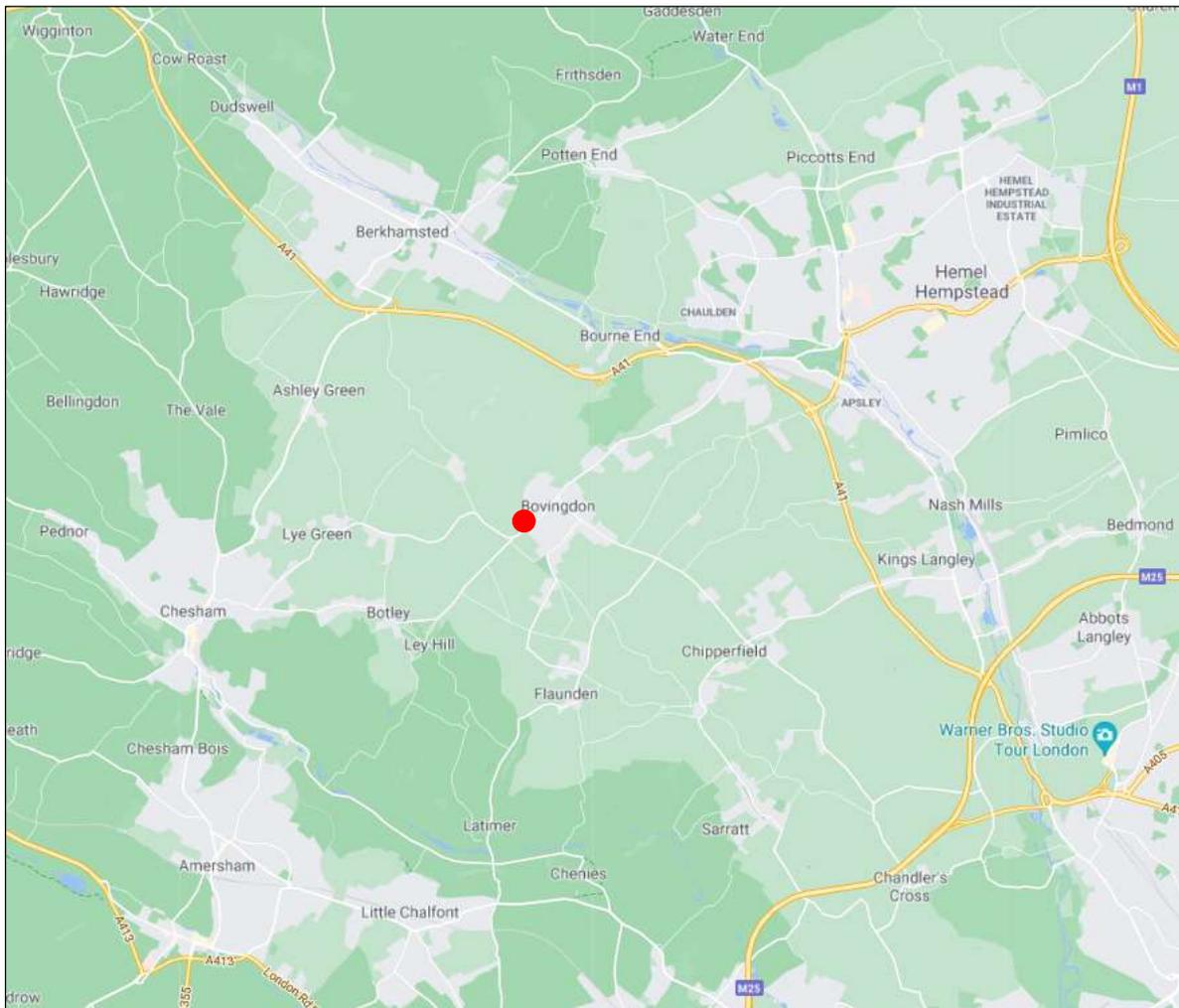
- 1.1 This Invitation to Tender (ITT) has been prepared to provide guidance and information to interested bidders in respect of Homes England's site located at Molyneaux Avenue, Hertfordshire, HP3 0RZ (referred to throughout this ITT as The Mount).
- 1.2 It is Homes England's intention to appoint a single preferred development partner for this opportunity following the evaluation of tenders realised from this ITT process.
- 1.3 Once you have read the information provided in this ITT and reviewed the supporting technical pack that accompanies this opportunity, you are invited to populate the bidding template to outline the terms of your offer.
- 1.4 The ITT process is being managed on Homes England's behalf by Savills (UK) Limited. All queries should be directed through them via the contact details provided later in this document.

2.0 Section 2: The Site

Key points of note concerning the site / project are detailed below:

2.1 Site Details

- 2.1.1 The Mount site ('the site') extends to 2.01 ha (4.97 acres) on the western edge of the Hertfordshire village of Bovingdon in the borough of Dacorum.
- 2.1.2 Bovingdon is situated 3.5 miles (5.63km) south west of Hemel Hempstead town centre and 2.5 miles (4km) from Hemel Hempstead station (approximately 30 minutes to London Euston via West Coast Main Line). The market town of Berkhamsted lies approximately 6 miles (9.65km) north of Bovingdon. Bovingdon lies on the edge of the Chiltern Hills AONB and is well located for access to the motorway (M25, M1, M40) network and Heathrow and Luton airports.



Indicative Location Plan

- 2.1.3 The site lies within Dacorum Borough Council.
- 2.1.4 A part of the site will be transferred to the Ministry of Justice (MoJ) for maintenance of a drainage system (this includes deep-bored soakaways and an area of ground collapse – see section 2.5.1 below).
- 2.1.5 **The site includes a no-build zone due to existing deep-bored soakaways which are situated on the east of the site. This ITT invites bids for development scheme proposals within the redline boundary, but excluding the area depicted by the orange circles in the plan shown in section 2.5.3 Drainage.**

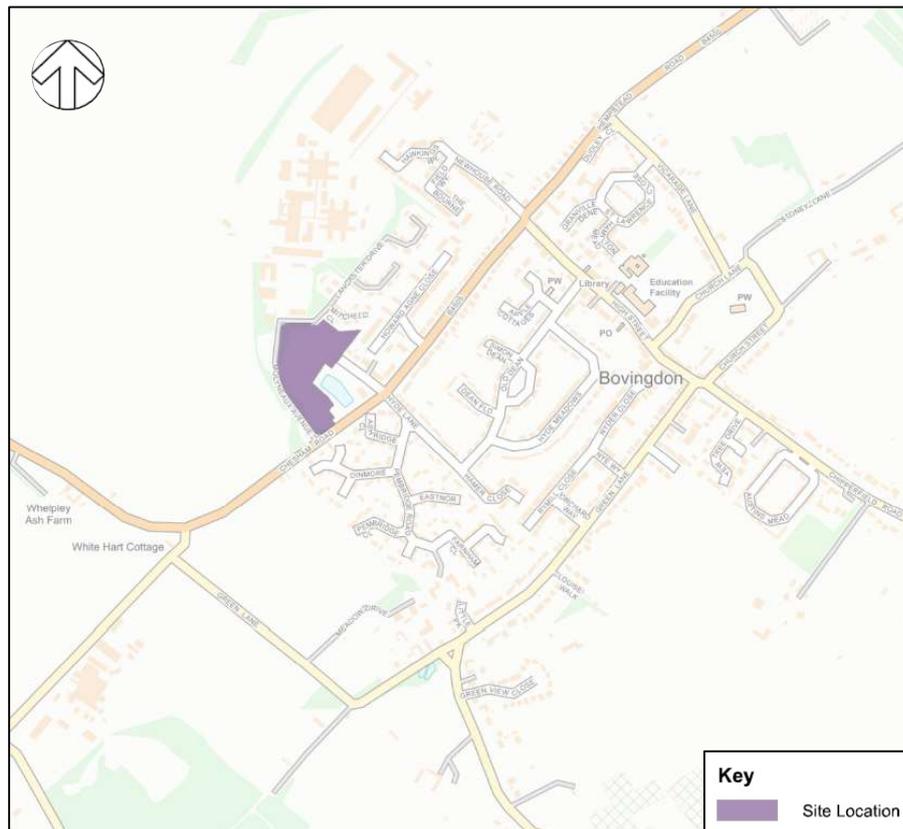
2.2 Site History

- 2.2.1 The site was acquired by Homes England in May 2018 from the MoJ. The site previously formed part of the HM Prison The Mount, Bovingdon although, it is understood, has never been used by the prison for operational purposes.
- 2.2.2 Historically, the site was undeveloped until World War II when the site was occupied by a number of buildings as part of the former RAF Bovingdon. Subsequently, by the late 1970s, all the buildings were demolished. A reservoir was constructed in the southeast part of the site and forms a part of critical infrastructure for the prison.

2.3 Site Location and Access

- 2.3.1 The site is located on Chesham Road in Bovingdon. It is bordered to the north by Lancaster Drive, to the west by Molyneaux Avenue, east by residential properties and south by the B4505 Chesham Road.
- 2.3.2 Access is granted via one pedestrian access point from Lancaster Drive, and two gated vehicular access points, both off Chesham Road.
- 2.3.3 The site is well situated with regards to key infrastructure. There is already good access from the site to existing bus routes and stops along Molyneaux Avenue. There are a number of access points around the perimeter of the site that could provide pedestrian and cycle linkages to the existing network. The nearest railway station to the site is Hemel Hempstead Station, located approximately 2.8 miles northeast of the site. Bus routes route 105, 352 and 850 provide direct access to the railway station.
- 2.3.4 A variety of social infrastructure sits within a 1-mile radius of the site. This includes 2 local schools, local shops, a healthcare facility, a post office, a sports club and a weekend/holiday market which hosts over 400 stalls on the disused Bovingdon airfield.

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Indicative Location Plan

2.4 Planning

- 2.4.1 This site was identified for housing development in the Dacorum Core Strategy 2013 and allocated (July 2017) for development of up to 60 homes (of which 40% would be affordable tenure). This allocation was further supported by an adopted Master Plan (Site Allocations Development Plan Document - July 2017) providing guidance for the layout of the site and information on opportunities and constraints.
- 2.4.2 The site has been discussed at length with the Dacorum Local Planning Authority. Most recently, a Development Brief has been submitted (please see annex 32) for reference.
- 2.4.3 In creating the development brief Mark Reeves Architects, in conjunction with WSP, have prepared a number of potential indicative options for the layout of the site, which are based around the site's constraints and opportunities.



Potential proposed layout

2.5 Constraints

Please note this is not a conclusive or comprehensive summary and interested parties should undertake their own due diligence in assessing the technical pack supplied to this ITT, along with conducting any further onsite assessments/surveys.

2.5.1 Sink Hole & Ground Collapse

- a) There is a sink hole on the eastern edge of the site, approximately 6m in diameter and currently 4.5m deep. An intrusive survey conducted by WSP concluded this sink hole is the result of a collapse of ground being situated adjacent to a shaft entry of a historical chalk mine and deep-bored soakaway .
- b) This ITT invites bidders to advise whether they consider ground improvement works are required. Such views will need to be fully justified, costed and shared with Homes England in the bid submission.

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- c) A geotechnical assessment has been completed by WSP and is appended to this ITT. This has been provided to inform appraisals; however, bids should not solely rely on this and bidders are invited to undertake their own assessments. Technical site visits will be held to allow for questions, with dates listed below.

2.5.2 Bovingdon VOR

- a) A VOR (VHF Omnidirectional Radio Range – a radar beacon serving Heathrow Airport managed by the National Air Traffic System (NATS)) situated on the nearby airfield has previously restricted nearby development to 2-storey height. This restriction is included in the site's current allocation.
- b) Following an assessment of nearby buildings and a consultation with NATS, it has been determined that this height restriction could be relaxed. Homes England has made these representations to the Local Plan review to have this amended.

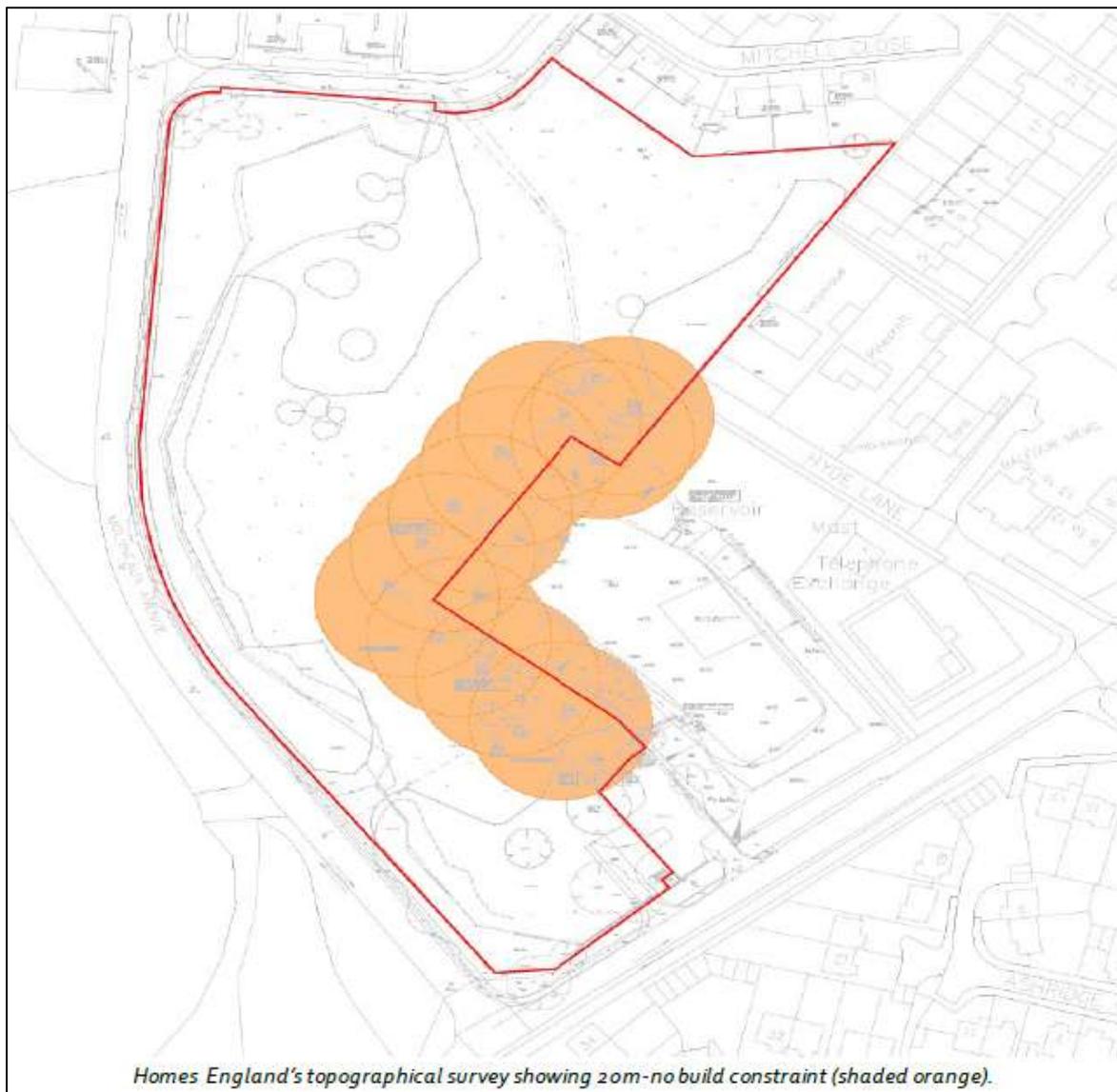
2.5.3 Drainage

- a) The site is at a low risk of fluvial flooding (falls entirely within Flood Zone 1 as per Environment Agency mapping); however, consideration of surface water management will be required by Dacorum Borough Council. All surface water generated from the proposed site will be managed using appropriate SuDS techniques in accordance with national and LLFA policy requirements.
- b) The site includes no. 9 deep-bored soakaways which forms part of The Mount Prison's operational surface water drainage infrastructure and is connected to the adopted Thames Water network which serves a wider catchment (including the prison, the adjacent airfield, highways gullies and residential properties), all of which discharge into a Ministry of Justice owned drainage basin. These soakaways are indicated on the plan below close to the south eastern boundary of the site.
- c) Given local ground conditions (chalk bedrock) and the risk of further chalk dissolution and ground collapse, **a 20m no build zone is advised around each soakaway**. The 20m no-build zone is shown shaded orange on the plan below and imposes a constraint to the developable area of the site. The selected bidder will be required to establish the extent to which this zone can be utilised in order to maximise the development.
- d) **This ITT invites bids for development scheme proposals within the redline boundary, but excluding the area depicted by the orange circles in the drawing below (also see 24) in**

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technical pack). The selected bidder will then, through further design and risk assessment and subject to Homes England's approval, determine the extent to which the orange zone inside the redline can be incorporated into scheme proposals. Please see section 3.9 – 3.10 which depicts the outcome of any increase in developable land area as a result of later incorporation of the no-build zone into the scheme.

- e) However, it is requested that bidders provide confirmation of their intention for the development of the 20m no-build zone and issues they would want to address to integrate this into their scheme.



- f) It is proposed that the residual area not to be incorporated into the development as per d) above will be transferred back to the MoJ. A minimum 3m distance from the soakaways is proposed, up to a maximum of 20m.

- g) Drainage for the proposed residential development of the site will require the development to include its own independent network as it is not technically desirable to connect into the existing system. Proposed systems may feature attenuation and/or new deep-bored soakaways to serve the site and it's included highways.
- h) Development proposals should consider the existing drainage constraints which serve the MoJ, and thereby any required easements associated. Further plans and details of the existing drainage infrastructure has been included within the technical pack appended to this ITT.

2.5.4 Drainage Network

- a) There are existing sewers and soakaways present within the site and these serve a wider catchment surrounding the site. This drainage system is connected to the adopted Thames Water network discharging into an adjacent MoJ owned drainage basin.
- b) Please refer to the Constraints and Opportunities Plan within the Technical Pack for further information.

2.5.5 Utilities

- a) Utility surveys and reports have been compiled for the site and have been appended to this ITT. The reports are dated December 2018 and thus the developer will need to review and estimate the capacity requirements and current costs and state the estimated costs in the tender submitted.
- b) The key considerations from the December 2018 report are noted below:

Water - Existing Medium Pressure mains are present in close proximity to the site (Molyneux Avenue and Chesham Road). Affinity Water propose a connection shall be 63 mm to the existing 150 mm water main located in Lancaster Drive.

BT - Existing telephone exchange is located to the west of Hyde Lane adjacent to the site with most customers ability to access fibre internet.

Electricity - UKPN have proposed that 120kVA capacity will be required to serve up to 60 dwellings. Due to the location of the existing substations being too far away to provide all new connections a new 315KVA substation will need to be installed to serve the site.

Gas - Cadent have confirmed that there is sufficient capacity to serve the site with the nearest point of connection being 4m from the site boundary.

2.5.6 Archaeology

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- a) A desk-based study found that the site does not contain any nationally designated (protected) heritage assets, nor is it in an archaeological priority area. Based on its historic use as part of the World War II RAF Bovingdon Airfield, it is anticipated that the likelihood of archaeological survival is moderate to high across the site for: foundations of airfield buildings; post-medieval agricultural remains; and/or roman and prehistoric remains.

2.5.7 Ecology

- a) An ecological survey was carried out in July 2019. There was no evidence of Great Crested Newts on site, nor reptiles. However, the presence of foraging badgers was discovered with one disused sett on site. Therefore, mitigation measures will be required during construction as recommended in the ecological report.
- b) The site offers negligible suitability for roosting bats, however the grassland, woodland and scrub habitats on site may provide foraging opportunities for bats. On account of the small size of these habitats, they are unlikely to form a sizable part of the foraging resource that local bat populations depend on.
- c) The preliminary ecological assessment noted that bird species were of common varieties, and the habitats represented on the site are considered to be widely represented in the surrounding landscape and therefore it is unlikely that the species are depend upon habitats within the site.
- d) The site is not subject to any statutory or non-statutory nature conservation designations.

2.5.8 Ground conditions

- a) Recent ground investigations have encountered consistent ground conditions across the site; made ground, overlying clay-with-flints formation was encountered in all borehole and trial pit locations. This was in turn underlain by the bedrock geology Lewes Nodular Chalk Formation and Seafood Chalk Formation.

2.5.9 Arboriculture

- a) The adopted Master Plan (July 2017) of the site notes that the hedgerows and trees on the site are protected and retained where possible. The location of the surveyed arboricultural features have been noted on Tree Constraints Plan (TCP) and reflected on the Site Opportunities and Constraints Plan.

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2.5.10 The suite of information, forming the Technical Pack and currently provided on the Data room includes:

- 1) Geotechnical assessment: Collapse Feature and Ground Infiltration (July 2019)
- 2) Geotechnical assessment: Main Site Assessment (February 2020)
- 3) Preliminary Risk Assessment (May 2019)
- 4) Ground Investigation Report (February 2020)
- 5) Infiltration Report (October 2010)
- 6) Access and Accessibility Study Report (February 2020)
- 7) Transport Assessment (February 2020)
- 8) Preliminary Ecological Appraisal (December 2018)
- 9) Protected Species Survey Report (July 2019)
- 11) Tree Survey Report (April 2020)
- 12) Archaeological Desk-Based Assessment (April 2019)
- 13) Utilities Report (December 2018)
- 16a) Topographical Survey 1 (November 2018)
- 16b) Topographical Survey 2 (November 2018)
- 21) Topographical Survey (Showing Existing Soakaway Drainage) (November 2020)
- 22) Preliminary Ecological Appraisal (March 2021)
- 23) NATS Letter (National Air Traffic Service) (November 2020)
- 24) Existing Deep Bore Soakaway **Exclusion Zones Plan** (August 2020)
- 25) Combined Opportunities and Constraints Plan (July 2020)
- 26a) Preliminary Feasibility Layout – Lower Density Option (May 2021)
- 26b) Preliminary Feasibility Layout – Care Home Option (May 2021)
- 26c) Preliminary Feasibility Layout – Higher Density Option (May 2021)
- 27) Property Searches – Sewer Records (October 2018)
- 28) Bovingdon Community Activity Note (June 2020)
- 29) Arboricultural Survey Schedule (Dec 2020)
- 30) Arboricultural Survey Plan (Dec 2020)
- 31) Easement Options Plan 34142_003 (July 2021)
- 32) Development Brief (July 2021)

All surveys were carried out by consultants on Homes England’s framework panel and, as such, there are warranties on all the surveys.

A legal pack has also been assembled has also been uploaded to the data room, however interested parties should undertake their own due diligence.

2.6 Site Visits

- 2.6.1 To assist interested parties and the bidding process, there will be 2 dates when the site will be available for visits.
- 2.6.2 Appointments will be available between 10am to 3pm on these dates. Please book times in via the agent, who’s contact details are included at the end of this pack.
- 2.6.3 Homes England’s technical consultant for the site will be present to assist in answering questions on technical aspects of the site. A member of the Homes England Planning & Enabling team will also be present to discuss the Development Brief, constraints, and opportunities.

	Date:
Technical Site Visit	15 th September 2021
Technical Site Visit	22 nd September 2021

Section 3: Terms of Offer & Contracting

- 3.1 It is HE's preference to receive offers submitted both conditional and unconditional basis. Homes England are not offering deferred payment terms on this site and expect full payment (less deposit paid) on completion of the freehold transfer.
- 3.2 To reiterate 2.5.3 d), this tender invites bids only for the part of the site unaffected by the 20m no-build zone and deep-bored soakaway system and bids will be evaluated on this basis.
- 3.2 Homes England will assess both the unconditional offers and conditional offers it receives – and from those offers received, determine which is the best commercial and monetary value achievable.**
- 3.3 Once Homes England has identified the two best offer types against each category of offer (i.e. the unconditional offers and conditional offers), a decision will be made as to which is the most commercially favourable for the Agency.
- 3.4 In the event that Homes England decides to accept the best unconditional form of offer, and selects a preferred developer on this basis, the site will be sold via an unconditional freehold transfer.
- 3.5 In the event that Homes England decides to accept the best conditional form of offer, and selects a preferred developer on this basis, the site will be sold via a conditional freehold transfer.
- 3.6 The conditional freehold sale will require the developer to pay a 10% deposit upon exchange of the agreement. The agreement will define both the conditions that must be discharged and a long stop date by which the developer must discharge these conditions.
- 3.7 In the instance that matters outside their influence have resulted in the conditions not being discharged by the longstop date the developer can evidence that they have taken all action within their control to discharge the conditions set out in the conditional agreement, then the deposit will be refundable. By contrast, if the developer does not use their reasonable endeavours to discharge the conditions set out in the conditional agreement by the longstop date, then the deposit will not be refunded.
- 3.8 Upon discharge of the conditions, the developer will be compelled under the agreement to complete the freehold transfer.
- 3.9 If, on grant of the detailed planning consent, the developable area of dwellings is greater than that contemplated at tender stage (having carried out detailed design and risk assessment to incorporate some/all of the 20m no-build zone into the scheme) then the land price shall be

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increased by a £X per sq ft (with X to be set at tender stage and be equivalent to the tender stage land price divided by the tender stage developable floor area).

- 3.10 Such increase is to be paid in addition to the tender price and paid on the date of the freehold transfer to the developer. The following table shows a worked example of this:

A	Land price (tender stage)	£2,000,000
B	Developable area (tender stage)	40,000 sq ft
C	Overage £sqft	= A/B = £50.00
D	Detailed consent developable area	42,000 sq ft
	Overage	$= (D - B) \times C$ $= (42,000 - 40,000) \times £50$ $= 2,000 \times £50$ $= £100,000$

- 3.11 The residual part of the 20m zone that is not incorporated into the scheme will be transferred to the Ministry of Justice.
- 3.13 Building for a Healthy Life (BfHL - <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>) considerations will be secured via the planning permission, and Homes England will have the right to approve the developer's planning application prior to its submission. Homes England's approval of the planning application will be by assessment against BfHL criteria and also with reference to compliance with the developer's bid stage submission.

Section 4: Homes England Objectives

4.1 HE's objectives from this disposal exercise are as follows:

- To achieve the best land values possible from the site.
- For proposals to come forward that are fully compliant with local planning policy (and / or where applicable, the terms of the outline planning consent) and which would be capable of securing planning consent in the shortest timescale possible.
- Homes England will not impose any MMC or pace obligations, but any proposed scheme will be required to demonstrate high standards of design (preferably embedding Building for a Healthy Life principles).
- For all dwellings delivered across the scheme to be sold freehold (with the exception of apartment dwellings), and therefore free from any ground rent arrangements.
- Bids will only be accepted for the entire site (subject to transfer of part to Ministry of Justice).

Section 5: Developer Responsibilities

5.1 The following section sets out the services that HE's selected development partner would be required to perform.

- To pay the agreed land value premium in full (deferred payments will not be acceptable).
- In circumstances where Homes England has accepted a conditional offer from the bidder, the bidder must seek to discharge all conditions in the shortest timeframe possible whilst keeping Homes England advised as to the progress of the discharging of conditions – and by an absolute longstop date as set out in the conditional sale agreement.
- Where applicable, to secure all necessary planning consents and building regulation approvals in respect of their scheme – and discharge all associated conditions that might be applied to these consents.
- Where applicable, discharge payment of the scheme's agreed S106 cost.
- 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 purchase price tendered. Under certain qualifying circumstances, it may be possible for you to request that Homes England dis-applies VAT against the site (for example, if you are a Registered Provider). If you intend to do this, you must make this intention clear within your tender submission – along with the rationale that makes your organisation eligible for dis-applying VAT.

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 identify and work with an RP partner to take on responsibility for these tenures.
- Upon transfer of the freehold, 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.

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- Secure all appropriate warranty accreditations (NHBC, etc.) 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.
 - Comply with any duties / services required of the developer under the terms of the warranty agreements provided to buyers.
 - Refrain from including ground rents as part of their sales / revenue strategy for the scheme (unless where demonstrated as absolutely necessary in connection with flatted accommodation).
 - Coordinate with Homes England and The Ministry of Justice in relation to the design and the land requirements in respect of the 20m buffer zone as indicated on appended plan (31) Easement Options Plan 34142_003.
 - Complete a drainage and planning strategy to determine the extent of the land transfer back to the MoJ.
- 5.2 Contracts (whether conditional or unconditional) are to be signed within 6 weeks from receipt of Homes England's confirmation that it has approved the results of the tender and confirmed selection of the developer. If the contract is conditional then satisfaction of all conditions will be subject to an overall longstop date of 30th November 2022.

Section 6: Tender Submission Guide

For a tender submission to qualify as being compliant, bidders must submit the following suite of information:

1. A fully populated version of the bidding template provided.
2. An A3 colour layout plan(s) for your proposed scheme.
3. If available, drawings / images of the house types and street scape you would propose to include in your scheme (please note, this information is preferable, however not mandatory).
4. A development appraisal demonstrating sums which are consistent with the costs, values and land value, as set out in the bidding template form.
5. Evidence of the sources of seed capital / equity and loan funding that you will draw from to fund your development, together with details of how any cost overruns would be funded. Please note, you do not need to provide evidence of your loan funding if you are seeking loan funding support from the Homes England administered Home Building Fund.
6. Evidence of your past track record for delivery and examples of schemes of an equivalent / larger scale that you have developed. Specifically, please provide a short narrative on the history of your organisation, the overall scale of development your organisation has been responsible for delivering, the expertise and experience of your project delivery team and a case study / case studies of your previous developments.
7. A programme / timetable for your scheme in Gantt chart format – covering the pre-construction, construction, and sales phases of the project.

Section 7 – Evaluation of Bids

The formal bid evaluation process will involve:

- **Determination of each bidder's tender submission against prescribed pass / fail criteria.**
- The tender invites bids for the part of the site unaffected by the 20m no-build zone and deep-bored soakaway system and bids will be evaluated on this basis.
- **Assessment of the best commercial and monetary value - 100% price.**
- **In this regard, please note that Homes England would not necessarily be bound into accepting the highest offer – and may accept a lower 'unconditional' offer if it feels this is commercially preferable to accepting a higher 'conditional' offer.**
- **Factors contributing to Homes England's view of a best commercial offer for the Homes England include the risk profile, timescales, cost assumptions, planning strategy, professional team resource, and start on site among others.**

Pass / Fail Criteria

Bidders must achieve a 'pass' against Homes England's assessment of the following themes for their bid to be determined as eligible / compliant:

- The bidder must fully populate the bidding template provided.
- The bidder must submit an A3 colour layout of their scheme layout, excluding the 20m no-build zone.
- Confirmation of their intention for development of the 20m no-build zone and issues to address to integrate this into the scheme.
- If available, house types proposed.
- The bidder must submit a development appraisal with costs, values and land values corresponding to the input provided in the bidding template.
- The bidder must provide evidence of funding support and how cost overruns would be funded.
- A programme / timetable covering pre-construction, construction and sales phases of the project
- The bidder must submit their tender by the tender close date (1pm on 21st October 2021).

For bids conditional on planning, the following additional information will be required:

- A statement and self-assessment for how bidders will achieve Building for a Healthy Life (BfHL) criteria.
- The bidder must provide evidence of their company track record and expertise of their personnel.

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- The bidder must provide a Gantt chart format delivery programme.

Following the marking of the pass/fail criteria, the bids will be assessed on 100% price basis.

Homes England may, at its discretion, engage in a clarification process with bidders if further information is required or we are not satisfied with the response provided. This may include clarifications on accuracy of abnormal costs or suggested approach to securing planning consent, BfHL, or evidence of sources of funding.

If, following the outcome of this clarification process, concerns remain in respect of robustness of any areas of the bid – these will be scored a 'fail' and not considered further (ie at the land value assessment stage below). Homes England's decision in this regard is final. By submitting a tender, bidders are recognised as being in acceptance of this principle.

Land Value Assessment

- Only bid submissions that have achieved a 'pass' in line with all of the criteria set out above will have their land value offer evaluated.
- Homes England will first assess the 'unconditional' offers submitted by bidders.
- Recognising that some bidders may have elected to bid on a conditional or unconditional basis, Homes England will seek to equalise all offers by calculating the NPV of each offer based on a 3.7% discount factor rate and using the date on which this bid competition closes as the base date for calculations.
- The highest unique (NPV adjusted) land value offer would be treated as the 'best offer' against the unconditional land value assessment.
- Following this, Homes England will assess the 'conditional' offers submitted by bidders. As with the unconditional offers, the conditional land value offers will be subjected to an NPV adjustment.
- The highest unique (NPV adjusted) land value offer would be treated as the 'best offer' against the conditional land value assessment.
- Once the best NPV adjusted conditional offer and best NPV adjusted unconditional offer have been determined, Homes England will determine which of the bids offers the best commercial or monetary value.
- This will involve Homes England taking account of the timescale and likelihood of the developer who has the best conditional offer successfully being able to discharge all of their requested conditions. Alongside this, Homes England will consider the time input and expense to the Agency associated

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with retaining management control of the site whilst the developer seeks to discharge their conditions.

- Homes England will not be bound into accepting the highest offer – and may accept a lower 'unconditional' offer if it determines that it offers the best commercial or monetary value to Homes England.
- Any offers in respect of overage will not be accounted for in the land value assessment process.

Section 8 – Bid Submission Instructions

The bid deadline for this site opportunity is **1pm, 21st October 2021**.

Bids must be submitted in an electronic format to the following email address:

tenders@homesengland.gov.uk

Under no circumstances should bidders submit their tenders to an alternative email address (for the avoidance of doubt, this includes the Homes England project manager and the site's agent).

This is to ensure that all submissions are dealt with in an equal, fair and legally compliant way. Tender submissions will only be accessed after the agreed deadline has passed by Homes England's Central Procurement Team – who will convene a Tender Opening Panel as part of the process of opening each tender submission received, and which will ensure that the opening of tenders are independently witnessed.

Your emailed submission must include the following reference in the title field:

D22008 - Land at The Mount, Bovingdon.

Bids submitted late, or not following the procedures set out above, will be deemed as non-compliant and the tender submission will not be included in the evaluation process.

Section 9 – Contact Details

Should bidders wish to seek clarity on any aspect of this opportunity or ITT, then queries should be directed through to Homes England’s appointed agents, as follows:

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

<p>Project Managers</p>	<p>Des Wain, Homes England Development Manager - Disposals T: 01223 374003 M: 0774 7757505 Des.wain@homesengland.gov.uk</p> <p>Adam Gibbons, Homes England Development Manager M: 07971776181 E: adam.gibbons@homesengland.gov.uk</p>
<p>Legal</p>	<p>Louise Wager, Pinsent Masons T: 0121 629 15089 M: 07342 057617 E: louise.wager@pinsentmasons.com</p> <p>Rhianwen Jones, Pinsent Masons T: 0113 294 5244 M: 07468 701 330 E: Rhianwen.jones@pinsentmasons.com</p>
<p>Property</p>	<p>Abigail Jones, Savills T: 01223 347094 M: 07807999647 ajones@savills.com</p> <p>Annabelle Steels, Savills T: 01223 347028 M: 07977 030115 Annabelle.steels@savills.com</p>
<p>Technical Due Diligence</p>	<p>Alex Mann, WSP T: 01992 526000 M: 07469 402 510</p> <p>Alex.Mann@wsp.com</p>

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