



Homes
England

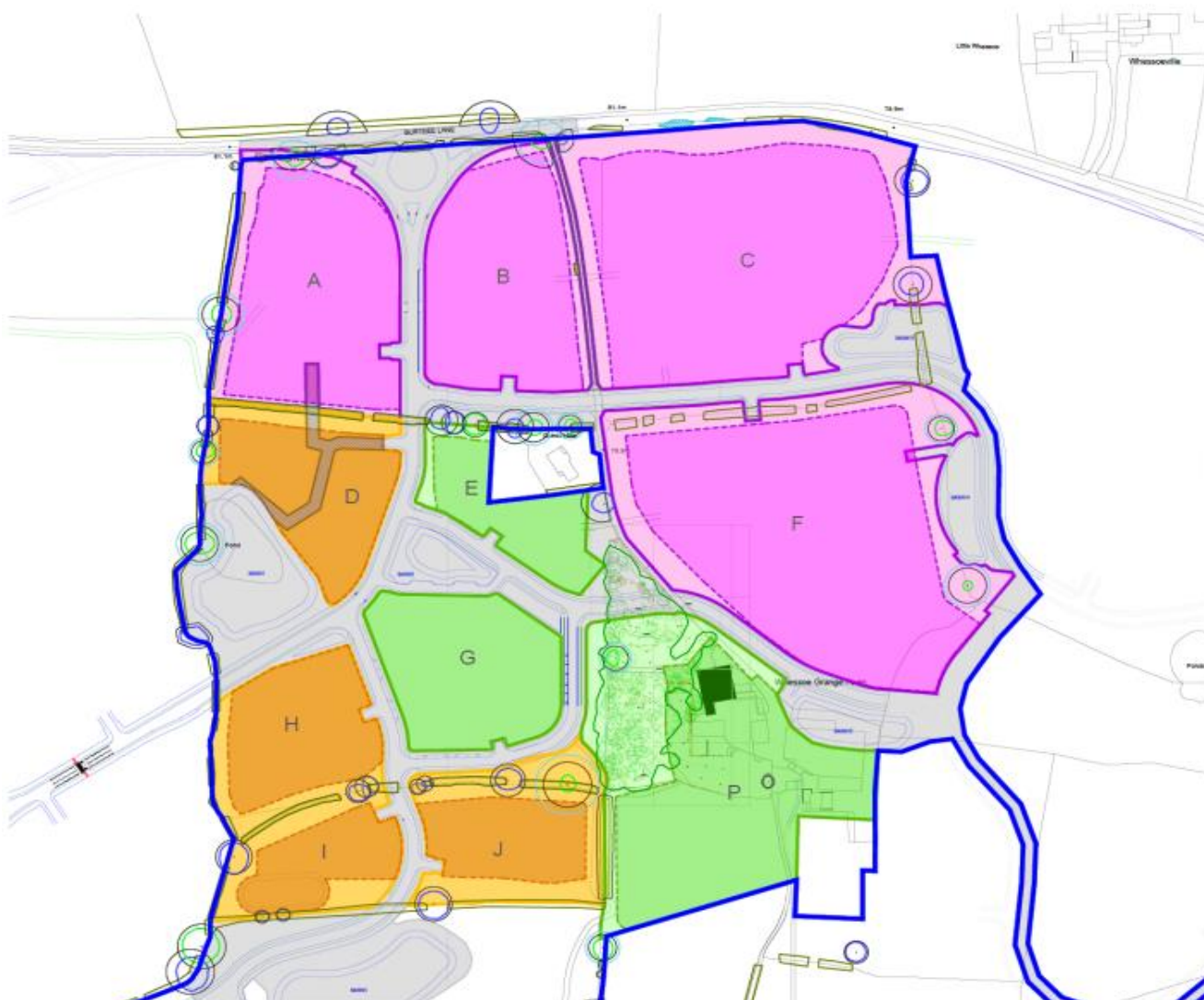
The Housing and Regeneration Agency

Low to Medium Volume Builder Invitation to Tender.

Residential Development Opportunity at Burtree Garden Village (Parcels D, H, I, & J), Darlington, County Durham.

Submission Deadline: 1pm, Friday 3rd October 2025

Tender Reference: D26010



OFFICIAL

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Section 1: Introduction

Homes England (HE) and Hellens Land Ltd (Hellens) are working together via a Collaboration Agreement to promote and bring forward the development of Burtree Garden Village (BGV).

This Invitation to Tender (ITT) provides guidance and information to those interested in the residential development opportunity for Cells D, H, I & J at BGV (The Site). The Site comprises of 4 serviced cells totalling 2.45 hectares which can accommodate up to 88 homes.

HE intends to sell their Freehold interest in the site to a single preferred Low Medium Volume Builder (LMVB) (see Appendix 1 for definition of LMVB) on a conditional on securing a Reserved Matters planning consent basis. HE and Hellens intend to select a preferred developer for the Site via this single stage ITT exercise and enter into a Conditional Sale Agreement within 8 weeks of formal appointment.

This ITT should be read in conjunction with the accompanying supporting information (see Section 2 below). Bids must be submitted using the template provided at Appendix 1, with reference to the guidance and requirements set out in this ITT.

The ITT process is being managed by **Avison Young** on behalf of HE and Hellens. All queries, including requesting access to the supporting information, should be directed through them via the contact details provided at the end of this document.

Section 2: Supporting Information

A comprehensive package of Supporting Information is provided alongside this ITT and comprises the following:

- Appendix 1 – Tender Submission Form
- Design Vision Guide & Parcel Codes
- Technical Pack
- Technical Pack Contents
- Legal Pack (including Draft Conditional Sale Contract)

All Documents are available in the data room.

Please contact Avison Young for details and access.

Section 3: The Site

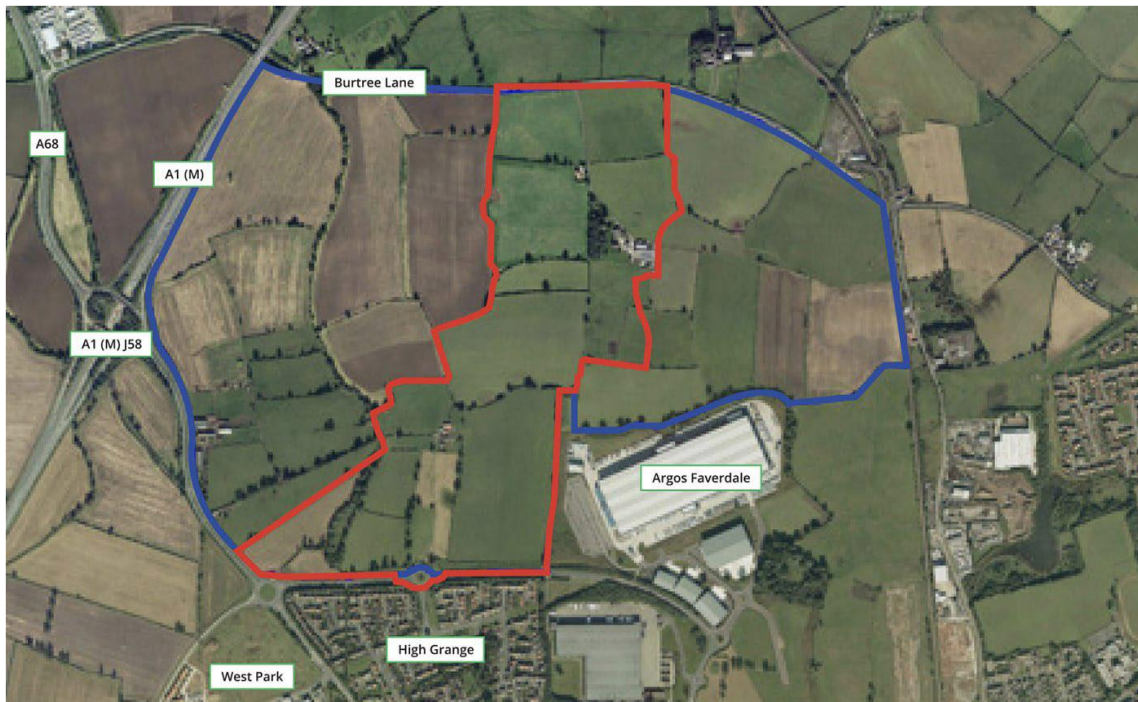
General Overview

BGV is a 440-acre site to the north of Darlington that secured Garden Communities Status by the Ministry of Housing, Communities and local Government (MHCLG) in July 2019 and an allocation within the Darlington Borough Council (DBC) Local Plan in March 2022.

The allocation seeks to deliver approximately 2,200 new homes, a village centre, a primary school, a significant amount of employment space, along with an extensive and integrated blue/green network incorporating a new 8 ha (20 acre) public park and nature reserve.

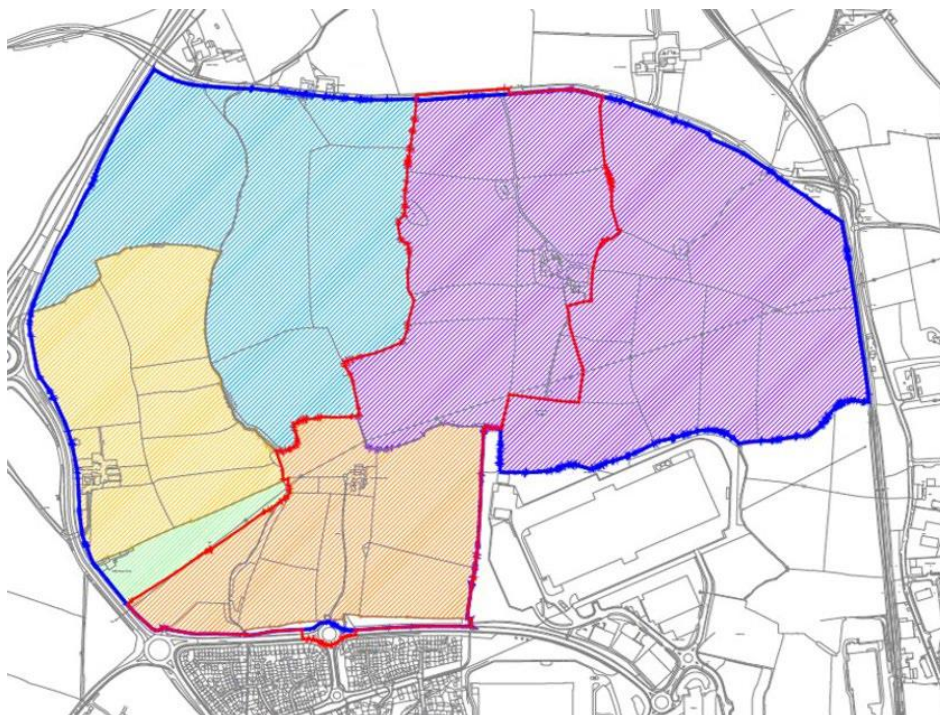
The extent of the Garden Village is outlined in blue in Figure 1 below. Given the scale of the site, delivery will be split into 3 phases. The Phase 1 element is outlined in red. Phase 2 is to the east and phase 3 to the west.

Figure 1



Land ownerships within the Garden Village are illustrated in Figure 2 below:

Figure 2



Landowner	Size	Share (%)	Colour
HE / Hellens	79 ha (196 acres)	44.60%	Purple
HE / Hellens	43 ha (108 acres)	24.30%	Blue

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Darlington Borough Council	27 ha (67 acres)	15.20%	Orange
Third Party No1	24 ha (60 acres)	13.70%	Yellow
Third Party No2	4 ha (9 acres)	2.20%	Green
Total	177.8 ha (440.4 acres)	100%	

A Hybrid Planning Consent for Phase 1 of BGV ref: 22/01342/FULE was granted on 31st January 2025. Detailed consent was granted for the enabling infrastructure and outline for the development cells. The decision notice is available within the technical pack.

Only 750 homes of the wider allocation for circa 2,200 homes are allocated for delivery within the current plan period. This has been reflected in the Phase 1 hybrid planning permission which secures outline consent for up to 750 homes.

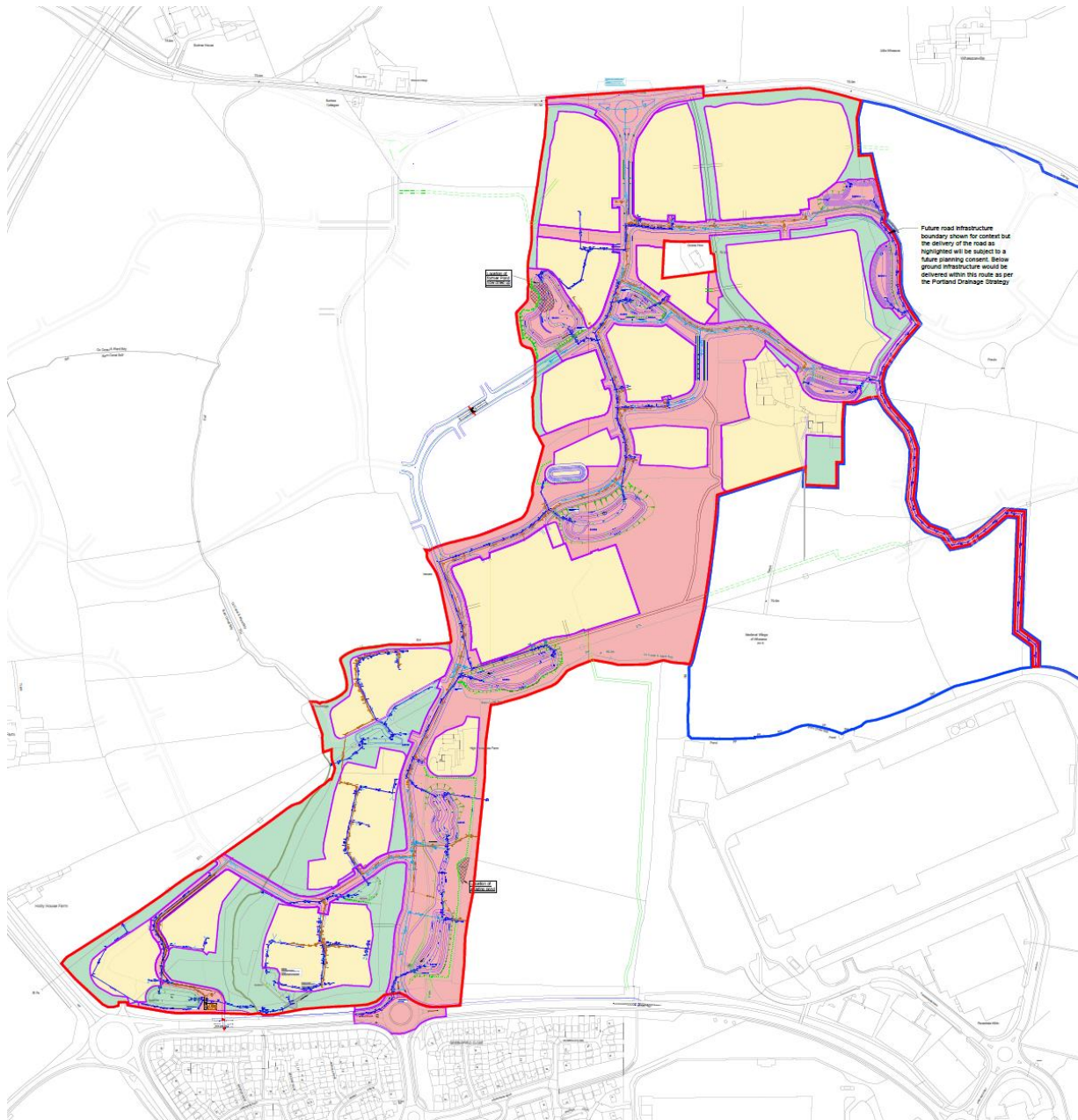
Of the 750 homes, 188 sit within DBC land and will be brought forward by DBC's development partner, Homes by ESH. The balance of 562 homes sits within HE / Hellens land. The 562 is inclusive of extra care units. In addition to the 562 homes, HE and Hellens land will also accommodate land for retail, a Primary School and public open space. Please see the proposed land use plan within the technical pack for further details. These will be brought forward at a later stage of the Phase 1 development.

HE and Hellens are delivering the key infrastructure within Phase 1. This includes the following works (of which detailed planning consent has been granted) that will result in the creation of serviced development cells.

- The delivery of a new roundabout and associated realigning works of Burtree Lane to the north;
- Works on Rotary Way by creating a fourth arm to the existing roundabout to the south;
- 1.4 km (0.86 miles) section of 6.7m wide highway linking into the new roundabout on Burtree Lane to the north and the existing roundabout on Rotary Way to the south;
- Construction of secondary roads and accesses to all development cells within Phase 1;
- Construction of cycleways and/or footpaths along with an upgraded PROW;
- Installation of mains services including a HV electrical network to provide LV points of connections to each cells, Openreach and Water.
- Delivery of SUDS and associated surface water drainage, foul water drainage including pumping station, rising main and connection to existing drainage infrastructure; and
- Site wide landscaping within Phase 1.

Figure 3 below shows the approximate extent of the infrastructure shaded pink.

Figure 3



Pink Land = Detailed Areas Denoting Early Delivery of Key Infrastructure, Landscaping / POS / Ecology and Drainage

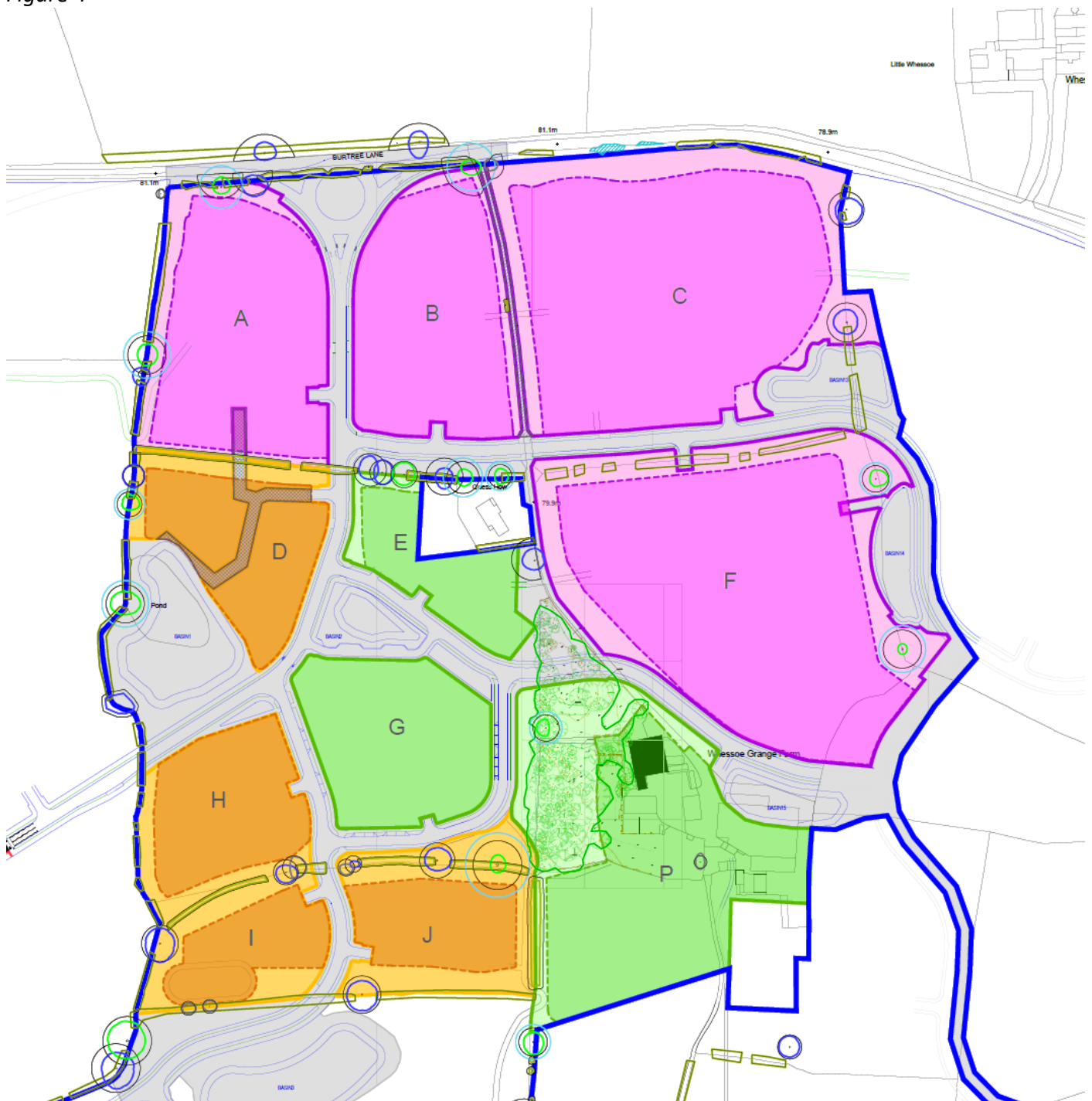
Green Land = Additional Detailed Areas Denoting Infrastructure, Landscaping / POS / Ecology and Drainage

Yellow Land = Outline Development Cells

Halls Construction Ltd have been appointed to deliver the infrastructure works with completion anticipated by October 2026.

Figure 4 below illustrates in further detail the HE / Hellens residential development cells within Phase 1 :

Figure 4



Development Cells A, B, C and F will form the gateway to The Site from the north. These cells are subject to a live tender process via HE's Dynamic Purchasing System (DPS).

It is currently intended that development cells E, G & P will be delivered by Hellens Residential, a for profit RP, to deliver 122 affordable homes with a predominant tenure of Rent to Buy. A Reserved Matters planning application for these cells was submitted March 2025.

Development Cells D, H, I and J are the subject of this ITT and it is anticipated that these cells will provide a maximum of 88 residential dwellings. All proposed schemes must be designed in accordance with the Design Vision Guide & Parcel Codes document for BGV to ensure high quality design and placemaking.

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A breakdown of each Development Cell is below:

Cell	Indicative Unit Numbers	Notes
A	47	Currently out to market via DPS
B	42	Currently out to market via DPS
C	107	Currently out to market via DPS
D	29	Subject of this ITT
E	17	To be delivered by Hellens Residential as Affordable Housing
F	96	Currently out to market via DPS
G	50	To be delivered by Hellens Residential as Affordable Housing
H	29	Subject of this ITT
I	11	Subject of this ITT
J	19	Subject of this ITT
P	55	To be delivered by Hellens Residential as Affordable Housing
K	60	Extra care - To be released to the market separately at a later date
	562	

The following cells within Phase 1 are owned by DBC:

Cells	Indicative Unit Numbers	Notes
L	47	To be delivered by DBC
M	55	To be delivered by DBC
N	45	To be delivered by DBC
O	41	To be delivered by DBC
	188	

Planning & Technical Overview

The following section 106 cost are applicable to the site and payable by the developer:

S106 Item	Cost per dwelling	Total cost	Timings
A66 Little Burdon Roundabout Contribution	£321.14	£28,260.32	50% (£14,130.16) to be paid prior to the occupation of any dwellings in that development cell and remaining 50% (£14,130.16) prior to the

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			<i>occupation of 50% of the dwellings within these cells.</i>
Travel Plan Implementation Fund	£200	£17,600	<i>Paid prior to the Occupation of any dwellings in that development cell.</i>
Travel Plan Personalised Travel Advice Contribution	£300	£26,400	<i>50% (£13,200) to be paid prior to the occupation of any Dwelling and the remaining 50% (£13,200) paid prior to the Occupation of more than 50% (fifty percent) of the Dwellings</i>
Travel Plan Monitoring Fee	N/A	£2,850	<i>Paid prior to the Occupation of any of the Dwellings</i>
Total	£821.14	£75,110.32	

Note: The above S106 costs are based on the Reserved Matters application for 88 units being submitted, should a Reserved Matters application be submitted for less than 88 units the above S106 cost are subject to change.

The following section 106 costs are applicable to the cells, but will be paid by HE:

S106 Item	Total cost across BGV	Cost applicable to Cells D, H, I & J	Timings
Bus service contribution	£562,500	$£562,500 / 562 * 88 = £88,078.30$	<i>Paid in 5 equal instalments of £112,500.00 starting with the first payment due prior to the Occupation of the 50" (fiftieth) Dwelling and on the anniversary of this date for 4 years following (5 payments in total).</i>
A68 Corridor Contribution	£793,308	$£793,308 / 562 * 88 = £124,219.05$	<i>50% (396,654) to be paid on the date of Commencement of Development and the remaining 50% (£396,654) to be paid prior to the Occupation of the 50" (fiftieth) Dwelling.</i>
Total	£1,355,308	£212,297.35	

Note: The above calculation assumes 562 dwellings being developed across HE and Hellens BGV phase 1.

Note: There is no affordable housing requirement as part of the section 106 agreement and bidders are not required to offer any affordable housing. Should any bidder choose to deliver any affordable housing as part of their proposed scheme, this will be at the bidder's discretion.

Infrastructure – Roads

Hellens Land Ltd will act as Lead Construction Manager for the infrastructure works by virtue of a Construction Management Agreement which has been entered into with HE. A construction contract has been completed with Halls Construction Ltd. Work on site has commenced as of March 2025 and is estimated to be complete 18 months later (circa October 2026).

All primary road surfaces delivered under the infrastructure contact have been designed to meet the adoptable specification of Darlington Borough Council (DBC).

Upon practical completion of the S38 & S278 works, the S38 works will be adopted by DBC immediately. The respective S278 works on both Burtree Lane and Rotary Way will be placed on a 12-month maintenance period prior to final adoption.

Infrastructure – Drainage

A comprehensive site wide drainage strategy has been developed for the whole of BGV with the finer detail established for Phase 1. Developers are to provide an attenuation basin for the 1:100 year +45% CC and 10% UC storm to the south of cell I, this will attenuate the flows received from both cell H & I. Permeable paving must be provided to all private driveways. Further detail is set out in the approved Portland Flood Risk and Drainage Strategy in the technical pack. The SUDS basin within Cell I should be design to the FRA requirements.

Foul water will feed via gravity to the southwest corner of the Phase 1 development where it will be collected in a pumping station before being pumped to a receiving Northumbrian Water sewer adjacent to the Argos Distribution centre to the southeast of the development. Foul drainage from cell H will flow through the foul network in cell I and into a singular tie in point to the south of cell I.

Developers are to take account of the drainage within cell D and the associated easements for the same.

A NAV (New Appointment & Variation) has been signed with GTC for the adoption of the foul and surface water drainage with the adopting body IWNL (Independent Water Networks). This will cover all the foul (inclusive of the pumping station) and surface water drainage being delivered under the infrastructure contract.

Upon practical completion of the infrastructure works the drainage is placed on a 12-month maintenance period prior to final adoption.

Cells D, H, I & J have the following parameters for drainage:

	Surface Water			Foul
Cells	Impermeable Area (Ha)	Max discharge rate (l/s)		Max number of properties
D	0.582	4.60		29
H & I (combined)	0.471	5.94		29
J	0.320	2.80		19

Infrastructure – Utilities

The site will be served with a new LV electrical network, Openreach fibre and Potable water.

Cell D will have an electrical connection of 116kVA, Cell H - 124kVA, Cell I - 64kVA and Cell J - 68kVA

It is proposed that all service connections and or ducting will be extended c.1m beyond the termination of the access stub into each cell to allow an on-cell connection.

Overhead power cables are present across the site which will be diverted as part of the wider infrastructure works.

Management Company

Given the scale of BGV, and the multi phased nature of it, HE & Hellens will select a Management Company for the whole of the Garden Village which all developers must use. Further details will be provided in due course, but we advise that service charges will be in the region of £250 / £300 per dwelling per annum.

Further detail of the Manco will be provided later, but depending on the arrangement agreed, any non-saleable areas within the development cells may be retained by HE or be subject to a transfer back to HE to accommodate the Manco requirements.

Landscaping Delivery Obligations

The Landscaping must be delivered in line with the approved arboricultural and landscaping reports, and where applicable, the Biodiversity and Management and Maintenance Plan. The Open Space and Landscape Management Strategy sets out what must be delivered within the light orange areas highlighted in Fig 4 above. It is proposed that the lighter orange areas of the Delivery Plan do not form part of the freehold transfer, but a licence will be granted to allow access for the developer to undertake their landscape delivery obligations which will be secured within the terms of the sale contract.

The BNG delivery falls within the landscaping areas (lighter orange shaded areas of the Delivery Plan, also shown in within Fig 4 above) and the land subject to the infrastructure contract.

Noise

Further noise assessment work will be required to inform the detailed design of each phase of the Proposed Development including the detailed mitigation measures required to meet the internal and external noise thresholds.

See planning conditions for each Cell.

Ground Conditions

A Phase 2 Site Investigations for Cells D, H, & I have been undertaken by Coast and can be found in the technical pack.

Site Investigations for Cell J are still to be undertaken and will be provided in due course.

Nutrient Neutrality

The technical pack includes the Nutrient Balancing Assessment and Mitigation Appraisal. A Nutrient Neutrality strategy has been agreed using a combination of the following:

- The change of land use (agricultural to residential) within Phase 1.
- Land within Phase 2 being withdrawn from agricultural use.
- Obligations on Northumbrian Water to upgrade the Stressholme Sewerage Treatment Works to achieve the Technically Achievable Level for nitrate content in treated effluent discharge to the Skerne/Tees.

No additional works / payments are required of the purchaser for cells D, H, I & J.

Archaeology

A scheme of works has been conducted to ascertain the nature and extent of any archaeological assets that may be affected. These works have comprised a heritage assessment, geophysical surveys, and archaeological evaluation trenching.

A mitigation strategy has been proposed in line with the investigations undertaken to date, the first phase of which comprises archaeological trenching, which have been completed and are available within the technical pack. The strategy will preserve the archaeological resource by record.

Finished Ground Levels

Where development cells front the new highway infrastructure, the finished ground levels must be level with the new highway infrastructure.

Site Compound

Please note that offsite compounds/storage facilities cannot be accommodated on the wider BGV and must be placed within cells D, H, I & J.

Site Access

Please note that access for development traffic for Cells D, H, I & J will be from Rotary Way to the South, access to the north will not be possible as a temporary bus gate will be installed preventing access.

Soil Deposit costs

There may be capacity within the wider site to accommodate spoil arising from the cut and fill requirements of cells D, H, I & J. Bid submissions must therefore include the anticipated level of spoil arising from cut and fill activities on cells D, H, I & J, and provide an offsite removal cost (per cubic meter), to be stated in section 6 of the Tender Submission Form. If the wider BGV site can absorb additional capacity, this can be utilised by the developer at the same cost per cubic meter as stated in the bid submission.

Title

Below is a summary of the key title matters which affect cells D, H, I & J (this is not warranted and bidders will need to undertake their own due diligence in due course) :

- Mines and minerals are excepted from the title in which cells D, H, I & J are situated. A proportion of these mines and minerals are owned by the Church Commissioners but are being acquired by Homes England. The owner of the remainder of the mines and minerals is unknown and the developer will have the benefit of any indemnity insurance arranged in respect of any mines and minerals which are in unknown ownership.
- Manorial rights are also excepted from the title in which cells D, H, I & J are situated. The developer will have the benefit of any indemnity insurance arranged in respect of such manorial rights.
- Part of the land is subject to a wayleave agreement in favour of Northern Powergrid. These relate to the overhead power cables mentioned above which are present across the site and which will be diverted as part of the wider infrastructure works.
- Part of the land is subject to a right of way and a right to run services. The intention is that such rights will be accommodated as part of the scheme.

Technical Information

A technical pack accompanies this ITT and is available on the Data room accessed here (AY to insert link). The documents are listed below:

Category	Report (To Be Updated)
Technical Pack	
1. Key Planning Docs & Plans	BGV Executive Summary
	BGV Masterplan Document Part 1
	BGV Masterplan Document Part 2
	BGV Design & Access Statement
	Planning Statement BGV
	Planning Statement BGV Appendix
	Phase 1 Illustrative Masterplan (1024-P2)
	Hybrid Planning Applications Plan (1017-P3)
	Indicative Areas Plan (007-P9)
	Planning Decision Notice
	S106 Agreement
	Planning Conditions Tracker with responsibilities
2. Infrastructure Delivery & Serviced Cell Information	Overall Drainage Strategy
	Flood Risk Assessment & Drainage Strategy Report
	Surface & Foul Water Drainage Layout Sheet 1

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	Surface & Foul Water Drainage Layout Sheet 2
	E Basin 1 GA and Details
	Typical Headwall Details
	Phase 1 S104 Layout
	Exceedance Flow Route Layout - Networks 7,8,9,10,12A
	Kerbs_Surface_Finishes 4_11
	Kerbs_Surface_Finishes - 7_11
	Engineering_Plan - 3_4
	Engineering_Plan - 4_4
	ACAD-QD2338 - Road and Footpath Levels
	Section 38 Layout
	Water Supply (whole site) WN0024987-1_compressed
	Electric Services Plan EN0024987-1 - LV Unapproved_compressed
	wetransfer_section-104-cad-files_2025-04-02_1406
3. Design	Burtree Garden Village Design Vision and Parcel Code
4. Landscaping	Open Space and Landscape Management Strategy
	Overall Phase 1 Landscape Strategy Plan
	Detailed Planting Sheet 6
	Detailed Planting Sheet 4
	Landscape and Ecological Management Plan
5. Arboricultural	Arboricultural Method Statement
	Arboricultural Impact Assessment
6. Heritage	Heritage Assessment
	Archaeological Evaluation phase 1
	Proposed Trenches
	Archaeological Evaluation phase 2
	Written Scheme of Investigation
	Strip Map Record (To be provided at a later date)
7. Ground Conditions	Coast SI report Cell D
	Coast SI report Cell H
	Coast SI report Cell I
	Coast SI report Cell J (To be provided when available)
	Gas monitoring Surveys (To be provided when available)
8. Biodiversity	Biodiversity Management & Maintenance Plan
	Biodiversity Net Gain Assessment
	Updated Biodiversity Offsetting Assessment
9. Highways	Transport Assessment
	Travel Plan
	Response to National Highways Outstanding Travel Plan Matters
	Area Travel Plan Framework
	Road Safety Audit Brief

10. Noise	Intentionally empty
11. Nutrient Neutrality	Nutrient Balancing Assessment and Mitigation Appraisal V5
12. Proposed Delivery Plans	1003-P5 Land Use Plan
	1043-D6 Delivery Plan Northern Cells
	1044-D5 Disposal Plan Cells D, H, I & J
	Red Lines for ITT - Standard
	1015 - Infrastructure Plan Red Line Cells
13. Topo Survey	Topographical Survey (PDF and DWG)

Section 4: Terms of Offer and Contracting

HE is inviting offers on a conditional upon planning basis, and offers are sought on a fixed net land value basis as far as possible for Cells D, H, I & J.

The development cells will be sold to a low Medium Volume House Builder (LMVB). All bidders will need to self-certify that they comply with the following LMVB definition:

A Low and Medium Volume Builder (LMVB) is defined as a company which produces fewer than 2,000 housing units per year. The company should not be a subsidiary of a parent company, or hold legal recourse (a guarantee or indemnity from a parent company in favour of the entity), where the cumulative outputs of the companies amount to more than 2000 units per year in the United Kingdom.

Cells H, I & J will be transferred once the relevant sale contract conditions precedent have been satisfied. Cell D will be transferred once 50% of the units across Cells H, I & J have completed. The date by which completion of 50% of the proposed units across the cells is reached will be subject to a target longstop date. If this target longstop date is met, this will trigger the transfer of Cell D. If the target longstop date is not met, HE retains the ability to withhold the transfer of Cell D.

The Developer must pass HE's customer due diligence checks.

Please note that prior to transfer, HE will undertake financial due diligence checks to ensure that the development finance to deliver the proposed scheme is both place and appropriate.

Payment Structure

HE requires payment for Cells H, I & J on an upfront basis. Payment for Cell D will be paid on transfer of the land.

The combined land offer for Cells D, H, I & J will be broken back to a value per plot basis (total bid divided by total number of plots across all Cells). This 'per plot' sum will be applied to the total units being delivered across Cells H, I and J and will make up the first land payment. The second land payment (payable on 50% of completion across Cells H, I, & J) will be based on the 'per plot' sum multiplied by the number of units proposed within Cell D /remaining balance.

The second land payment will be linked to HPI inflation but will not be lower than the balance of the combined land offer.

See section 7 for further explanation of the bid evaluation process.

HE requires a deposit payment of 5% of the combined land offer upon exchange of the Sale Agreement for all cells with the relevant balance payable on completion of the Sale Agreement.

Conditions of Disposal

The sale agreement will define both the conditions that must be discharged and a long stop date by which the Developer must discharge these conditions.

If the Developer can evidence that they have taken all action within their control to discharge the conditions set out in the conditional agreement (and outlined below), but matters outside their influence have resulted in the conditions not being discharged by the longstop date, then the deposit will be refunded. 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.

Post exchange of contracts, the developer will be required to engage in a design review process to ensure that the proposed scheme is compliant with both the Outline Planning Consent and the Design Vision Guidance & Parcel Codes.

Following this, the preferred bidder will be required to submit Pre-Application Enquiry to the DBC.

The preferred bidder will be required to undertake a second design review, again to ensure compliance with Design Vision Guidance & Parcel Codes and the Outline Planning consent, but also to ensure that the outcome of the Pre-Application enquiry has been taken into consideration.

Following completion of the second design review, and subject to HE's approval, the Reserved Matters planning application can be submitted to DBC. HE will not accept any reduction to the land price following the outcome of the design review.

HE and Hellens approval of the Reserved Matters Planning Pack will be required prior to submission to the local planning authority. HE & Hellens must be satisfied that the proposed scheme complies with the requirements of the Design Vision Guidance & Parcel Codes document along with the commitments set out in Section 9 of the tender submission form.

The sale will be conditional on the developer securing a satisfactory Reserved Matters approval.

HE and Hellens will review any other conditions that bidders attach to their offer. If HE and Hellens do not believe there is any reasonable prospect of the conditions attached by the bidder being satisfied in the short term – or else if satisfaction of the condition(s) would have onerous cost implications to HE, then HE might engage in clarification discussions with the bidder to discuss terms for the removal of the condition and, if necessary, a revision of the financial offer.

Upon discharge of the conditions, the Developer will be compelled under the Sale Agreement to complete the freehold transfer.

Section 5 : Homes England Objectives

HE's objectives are as follows:

- To achieve the best land value possible from the site.
- For proposals to come forward that are fully compliant with local planning policy which would be capable of securing Reserved Matters planning consent in the shortest timescale possible.

- For the developer to submit Reserved Matters application.
- For the scheme to demonstrate a high standard of design in line with the Design Vision Guidance & Parcel Codes document, and incorporating all the must have requirements set out in Appendix 1. This is to ensure that any future development is in keeping with the design standards expected within the BGV development.
- For all dwellings delivered across the scheme to be sold freehold and therefore free from any ground rent arrangements.

Section 6: Developer Responsibility

Responsibility of the selected developer are:

- To undertake a design review with HE England prior to submitting a Per-Application
- To submit a Pre-Application enquiry to DBC.
- Post pre-application to incorporate the comments and undertake a second design review with HE prior to submitting Reserved Matters planning application
- Secure Reserved Matters approval for its scheme, the basis of which must be consistent with the scheme tendered to HE as part of this ITT (taking account of any comments made by HE on the planning pack and/or as a result of two design reviews).
- To pay the agreed Land price in full for Cells H, I, & J and Cell D once transferred.
- Implement, in full, the Reserved Matters approved scheme.
- Comply with and otherwise discharge all appropriate planning conditions associated with the scheme so far as they relate to cells D, H, I & J.
- Discharge payment of the scheme's agreed \$106 costs which are the developer's responsibility as set out above.
- Pay all Stamp Duty Land Tax (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.
- 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.
- Secure all appropriate warranty accreditations (NHBC, etc.) for completed dwellings 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.

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- Inform HE of 50% completion of units across Cells H, I & J which will trigger the transfer of Cell D
- Pay in full the land price agreed/stipulated in the Agreement for Sale for Cell D upon transfer.
- Agree and complete adoption agreements with the local authority in respect of key roads within the development cells (unless all roads are to remain private) and with the local authority or the HE and Hellens nominated management company in respect of the scheme's roads, pavements and public open spaces.
- Agree and complete adoption agreements or other section agreements and easement/wayleaves as required by statutory undertakers in respect of sewers, drains, water, electricity and any other services within the development cells.
- 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
- Appoint the Management Company selected by HE and Hellens for the Management of any non-sale areas within the red line boundary.
- SUDs and landscaping associated with cells H, I, J and D.

Section 7: Single Stage Tender Submission Guide

Selection of a Preferred Bidder will be via a Single stage tender process.

Bids will be evaluated on the basis of 100% highest compliant price. For tender submissions to qualify as being compliant, bidders must submit all of the following information which will be evaluated on a pass or fail basis.

1. A fully populated version of the bidding template provided in Appendix 1
2. A single development appraisal for Cells D, H, I & J substantiating your land offer, demonstrating sums which are consistent with the costs, values and land value detailed in the tender submission form.
3. A dwelling layout plan which shows the distribution of homes across the site marked by tenure and type – and with a corresponding embedded schedule of accommodation.
4. An elevation plan(s) i.e. sample house type plans and elevations. If available photo of the products or CGI's for your scheme including proposed materials.
5. A development programme schedule (in a Gantt chart format of their choosing) which demonstrates time allowances for all work stages associated with the project – and which corresponds to the timing set out in Appendix 1 Tender Submission Form

The failure to submit any one of the above items may result in a 'fail', with the Developer's price offer not being considered. At HE discretion, if HE does not believe the standard of design tendered will secure a

planning consent or is not compliant with the Design Vision Guidance & Parcel Codes document, the land offer will not be considered.

Subject to HE and Hellens discretion, following initial assessment of bids, there may be a clarifications and “best and final offers” stage. Interviews may also be held should it be deemed necessary.

Section 8: Evaluation of Bids

The formal bid evaluation process will involve:

- Determination of each bidder’s tender submission against prescribed pass / fail criteria set out in Section 7 above.
- Land value assessment to identify the Highest Compliant Bid (100% price)

Pass / Fail Criteria

At HE discretion, we may seek to engage in a clarification process with bidders if further information is required or if we are not satisfied with the response provided rather, than automatically deeming the submission a ‘fail’.

For example, we may seek to engage in clarifications if we are not satisfied by the accuracy of your abnormal cost appraisal, your cost allowances, your suggested approach to securing reserved matter planning consent or complying with the Design Vision Guidance & Parcel Codes document, or the evidence of your sources and level of funding.

If, following the outcome of this clarification process, we continue to have concerns in respect of the robustness of any areas of your bid – you will be scored a ‘fail’ and your bid will not be considered further.

Furthermore, HE will review the conditions that bidders attach to their offer (as captured in Appendix 1). If HE does not believe there is any reasonable prospect of the conditions attached by the bidder being discharged in the short term – or else if discharge of the condition(s) would have onerous cost implications to HE – then the HE will engage in clarification discussions with the bidder to discuss terms for the removal of the condition (and if necessary) a revision of the financial offer.

If the condition deemed as onerous by HE cannot be removed by negotiation with the bidder, the bidder will be disqualified from the tender process.

HE’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 criteria set out in Section 7 will have their land value offer evaluated.

PLEASE NOTE: In the event that post tender clarifications have taken place between HE and the bidder that has resulted in a change to the bidder’s land value offer (versus the sum referred to in the bidder’s tender submission), then the sum confirmed at the conclusion of the clarification or best and final bid process will be used for the purposes of evaluation.

Once all the offers that have achieved a ‘pass’ have been determined, the tenders will be ranked accordingly. The highest land value offer will be treated as the Highest Compliant Bid.

HE's decision in this regard is final. By submitting a tender, bidders are recognised as being in acceptance of this principle

Section 9: Bid Submission Instructions

The bid deadline for this opportunity is 1pm, Friday 3rd October 2025.

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

tenders@homesengland.gov.uk

The title of your email should be: Tender Ref: D26010 – if your tender submission exceeds the 10mb limit then please send the documents via we transfer or a zip file

Under no circumstances should bidders submit their tenders to an alternative email address (for the avoidance of doubt, this includes the HE 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 HE'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 is independently witnessed.

HE reserves the right to update the bid deadline during the marketing period. Bids submitted late, or not following the procedures set out above, may be deemed as noncompliant and the tender submission will not be included in the evaluation process.

Section 10: Post Tender Submission Instructions

Following review of bid submissions under the procedure as detailed in Section 8, a recommendation for the selection of a single bidder will be presented to HE's Local Development Management Team (LDMT). For confirmation, the selection of a bidder resulting from this tender process will strictly be subject to HE approval. The date for approval will be dependent on the requirement and length of any post-tender clarification process, but will nonetheless be targeted for January 2026.

The preferred bidder will be required to pass Homes England's Customer Due Diligence check list. It is HE's aspiration to enter into contract with the successful bidder before the end of March 2026.

Section 11: Site Visits

Site visits will be offered on the following dates:

Monday 21st July 2025 and Wednesday 27th July 2025

Please contact Mark McKelvey Avison Young to book your preferred time slot.

If the above dates are not suitable, please contact Avison Young and alternatives dates will be made available if required.

Section 12: Contact Details

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