

CHURCHILL WAY WEST SITE – BASINGSTOKE

TENDER EVALUATION MODEL

STAGE 1 DESIGN AND DEVELOPMENT REQUIREMENTS

1.1 Has the Tenderer:

- (1) Proposed a scheme that complies with Government guidance and advice, Local Planning Policy and relevant supplementary planning guidance.
- (2) Proposed a scheme that complies with the planning guidelines set out in the Invitation to Tender letter.
- (3) Provided sufficient information to determine the acceptability of the scheme in relation to the Council's *Places to Live* guidelines.
 - Accessibility and transport : easy access to existing or potential public transport routes; improved opportunities for cycling and walking.
 - Landscape: potential visual impact of the development; appropriateness and long-term viability of new planting; positive contribution to the public realm.
 - Environmental: effect from noise from adjacent sites and roads.
 - Built environment: relationship to the form, scale and character of the area.
 - Safety and security: clear distinction between public and private spaces; enhancement of the use of the existing underpass; secure parking for cars and cycles; appropriate use of lighting,

Based on an evaluation of the scheme using these determinants, an assessment will be made on the schemes prospect of being granted planning permission.

(IF THE OUTCOME IS THAT THE SCHEME DOES NOT STAND A REASONABLE PROSPECT OF BEING GRANTED PLANNING PERMISSION, EITHER AS A PRESENTLY DESIGNED OR SUBJECT TO MINOR DESIGN AMENDMENTS, THE TENDERER WILL HAVE FAILED TO MEET THE COUNCIL'S BASIC REQUIREMENT FOR THE SCHEME AND SHOULD NOT BE RECOMMENDED FOR ACCEPTANCE).

STAGE 2 FINANCIAL REQUIREMENTS**(60 points)**

Evaluation of tendered sums for ‘Good’ and ‘Very Good’ EcoHomes standard

Highest payment tendered for ‘Good’ and ‘Very Good’ standard respectively will be awarded 60 points and all other tenders awarded points in proportion

STAGE 3 HOUSING REQUIREMENTS**(30 points)**

Has the Tenderer:

Mandatory Selection Criteria		
(1)	Provided evidence of a Registered Social Landlord Partner who is acceptable to the Head of Housing Services?	Yes/No
(2)	Confirmed that 30% of the residential element of the development will comprise affordable housing?	Yes/No
(3)	Confirmed that 10% of the residential element of the development will comprise unsubsidised low cost market.key worker housing	Yes/No
(4)	Achieved an Ecohomes rating of ‘Good’ and ‘Very Good’ respectively	Yes/No

(If the answer to any of the above questions is “No”, the Tenderer will have failed to meet the Council’s basic requirements for the scheme and will not be recommended for acceptance).

Assessment Criteria		
(5)	Evaluation of the affordable housing/keyworker/market housing units by reference to: <ul style="list-style-type: none"> - unit numbers - unit sizes - distribution/siting - accommodation mix - car parking provision 	30%
(6)	The scoring of schemes according to their Housing Quality Indicator Assessment	30%
(7)	Evaluation of unsubsidised low cost market/keyworker housing element by reference to: <ul style="list-style-type: none"> - rental/sale price levels - method of securing retention and reallocation of each unit in perpetuity 	20%
(8)	The social housing grant funding needs arising from this provision	10%
(9)	Evaluation of the phasing programme – when market housing/affordable housing and key worker housing will become available for occupation	10%

Overall Housing Assessment (maximum 30 points)

Highest Tenderer scores 30 points → All other Tenderers in proportion

STAGE 4 ENVIRONMENTAL AND COMMUNITY REQUIREMENTS (10 points)

(a)	Evaluation of the residential development to establish what element(s) have exceeded 'Good' and 'Very Good' Ecohomes rating respectively	50%
(b)	Evaluation of the outline initial development plans submitted by Ward Members and nominated representatives of the Brookvale Community Association and Allotment Holders Association	50%

Overall environmental sustainability assessment (maximum 10 points)

Highest Tenderer scores 10 points → All other Tenderers in proportion

SUMMARY OF EVALUATION

1)	Design and Development requirements	0 points	(pass or fail)
2)	Financial requirements	maximum	60 points
3)	Housing requirements	maximum	30 points
4)	Environmental and Community requirements	maximum	10 points
	Maximum points available		<hr/> 100 points