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Not applicable

## **Queen Alexandra Hospital, ground leases of land at the Main Entrance and North Entrance**

Portsmouth Hospitals University NHS Trust

F14: Notice for changes or additional information

Notice identifier: 2023/S 000-000009

Procurement identifier (OCID): ocds-h6vhtk-039443

Published 3 January 2023, 8:59am

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

Portsmouth Hospitals University NHS Trust

Queen Alexandra Hospital, Southwick Hill Road

Portsmouth

PO6 3LY

#### **Contact**

Mark Magrath

#### **Email**

[mark@magrathconsulting.com](mailto:mark@magrathconsulting.com)

#### **Telephone**

+44 7824625139

**Country**

United Kingdom

**Region code**

UKJ31 - Portsmouth

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<http://www.porthosp.nhs.uk>

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## Section II: Object

### II.1) Scope of the procurement

#### II.1.1) Title

Queen Alexandra Hospital, ground leases of land at the Main Entrance and North Entrance

Reference number

F16089

#### II.1.2) Main CPV code

- 45000000 - Construction work

#### II.1.3) Type of contract

Works

#### II.1.4) Short description

Portsmouth Hospitals University NHS Trust ("PHUT") intends to enter into a series of leasing agreements with Noviniti Dev Co 7 Limited ("Noviniti") in respect of a new retail use and lecture theatre and clinical space development ("the Development") at land at the Main Entrance and North Entrance at the Queen Alexandra Hospital, Portsmouth ("the Hospital") with Compass as Noviniti's initial tenant and retail operator. The contractual arrangements are structured as a land transaction exempt from the Public Contracts Regulations 2015 ("PCR") and the Concession Contracts Regulations 2016 ("CCR").

Noviniti has drawn down two 46 -year ground leases ("GL") of the site in exercise of an option agreement with PHUT. The GLs have break clauses in favour of PHUT after 2 years (so PHUT can recover the site if the Development is not commenced); after 6 years (so PHUT can recover the site if only one of the two entrances is completed) and 40 years from practical completion of the Development.

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## Section VI. Complementary information

### VI.6) Original notice reference

Notice number: [2022/S 000-036583](#)

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## Section VII. Changes

### VII.1.2) Text to be corrected in the original notice

Section number

II.1.7

Place of text to be modified

Total value of the procurement (excluding VAT)

Read

Text

Lowest offer: £13,200,000 / Highest offer: £46,500,000 taken into consideration