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Contract

Land at Carmarthen West – Residential development opportunity

Carmarthenshire County Council

F03: Contract award notice

Notice identifier: 2025/S 000-001596

Procurement identifier (OCID): ocids-h6vhtk-045058

Published 17 January 2025, 8:43am

Section I: Contracting authority

I.1) Name and addresses

Carmarthenshire County Council

County Hall

Carmarthen

SA31 1JP

Contact

Peter Edwards

Email

pedwards@carmarthenshire.gov.uk

Telephone

+44 1267234567

Country

United Kingdom

NUTS code

UKL14 - South West Wales

Internet address(es)

Main address

<https://www.carmarthenshire.gov.wales>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0281

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Land at Carmarthen West – Residential development opportunity

II.1.2) Main CPV code

- 45220000 - Engineering works and construction works

II.1.3) Type of contract

Works

II.1.4) Short description

**** PLEASE NOTE THAT THIS IS A CONTRACT AWARD, NOT A TENDER OPPORTUNITY**

Carmarthenshire County Council has appointed a developer to deliver a residential scheme on an 8.4 acre Council-owned green-field site, two miles to the west of Carmarthen Town Centre. The site benefits from direct access to the new Carmarthen West Link Road, connecting the A40 at Traveller's Rest to College Road. As part of this development, there will be a requirement for the developer to provide homes for the Council to acquire, at a minimum specification. 30% of the dwellings will be purchased by Carmarthenshire County Council on completion.

This Procurement was undertaken in accordance with the Competitive Procedure with Negotiation pursuant to Regulation 29 of the Public Contracts Regulations 2015. Although the Council utilised the Competitive Procedure with Negotiation route, it reserved the right to award the contract on the basis of the initial tenders without conducting negotiations.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £20,500,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45211100 - Construction work for houses
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45215214 - Residential homes construction work

II.2.3) Place of performance

NUTS codes

- UKL14 - South West Wales

Main site or place of performance

Johnstown, Carmarthen

II.2.4) Description of the procurement

Carmarthenshire County Council has appointed a developer to deliver a residential scheme on an 8.4 acre Council-owned green-field site, two miles to the west of Carmarthen Town Centre. The site benefits from direct access to the new Carmarthen West Link Road, connecting the A40 at Traveller's Rest to College Road. As part of this development, there will be a requirement for the developer to provide homes for the Council to acquire, at a minimum specification. 30% of the dwellings will be purchased by Carmarthenshire County Council on completion.

This Procurement was undertaken in accordance with the Competitive Procedure with Negotiation pursuant to Regulation 29 of the Public Contracts Regulations 2015. The Council expressly reserved the right to award the Contractual Agreement on the basis of the initial tenders without negotiation. For this particular Contractual Agreement, it was envisaged that the Council would award the Contractual Agreement on the basis of the initial tender without negotiation, however the Council would have informed Bidders if negotiation was to be undertaken, in accordance with the Invitation to Participate in Initial Tender document.

A Pre-Qualification Questionnaire (PQQ) was published for Stage 1 of the process through which the Council invited suitably qualified and experienced organisations to submit a response to the PQQ in order to determine whether they met a minimum standard of financial standing and technical capability and capacity to deliver the required development. Following the evaluation of this PQQ, those bidders who passed Stage 1 were invited to participate in Stage 2 by submitting an Initial Tender.

The Council did not setting a maximum number of Bidders to be invited to tender at Stage 2. Bidders were invited to participate and submit an initial tender based on the minimum requirements and scored criteria set out in the PQQ.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 50

Cost criterion - Name: Cost / Weighting: 50

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

Following conclusion of Stage 2 Initial Tender, the Council awarded the Contractual Agreement on the basis of the initial tender received, without negotiation.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-011273](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

19 December 2024

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Lovell Partnerships Ltd.

Marston Park

Tamworth

B78 3HN

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

<https://corporate.lovell.co.uk>

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £20,500,000

Section VI. Complementary information

VI.3) Additional information

TENDER INFORMATION - This procurement exercise was conducted via the eTenderWales portal (Project 44006).

(WA Ref:146919)

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>

