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Contract

Minster Quarter Reading- Development

Reading Borough Council

F03: Contract award notice

Notice identifier: 2024/S 000-003959

Procurement identifier (OCID): ocids-h6vhtk-036988

Published 6 February 2024, 5:13pm

Section I: Contracting authority

I.1) Name and addresses

Reading Borough Council

Civic Offices, Bridge Street

Reading

RG1 2LU

Contact

Emily Chomicz

Email

pchub@reading.gov.uk

Country

United Kingdom

NUTS code

UKJ11 - Berkshire

Internet address(es)

Main address

www.reading.gov.uk

Buyer's address

<https://in-tendhost.co.uk/readingbc.aspx/Tenders/Current>

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

Minster Quarter Reading- Development

Reference number

RBC 00001372

II.1.2) Main CPV code

- 70110000 - Development services of real estate

II.1.3) Type of contract

Services

II.1.4) Short description

Minster Quarter Central is situated to the south west of Reading station on the edge of the core retail area and is in close proximity to the Oracle shopping centre. The site is approximately ten minute's walk from Reading Station and offers frontage onto the Inner Distribution Road (IDR). It also bounds Castle Street and St Mary's Butts which are historic streets that once formed part of the Saxon Centre of Reading. Both streets fall within the St Mary's Butts/Castle Street Conservation Area. The Russell Street/ Castle Hill Conservation Area is on the western side of the IDR, opposite the Minster Quarter Area. The site is situated in the heart of Reading's hugely attractive and busy town centre which acts as the region's main shopping destination, is a major transport hub and soon to benefit from the opening of the Elizabeth Line. The site adjoins regionally popular Hexagon Theatre and is also located in an area due for significant investment and regeneration in the next few years

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: £220,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 70110000 - Development services of real estate

II.2.3) Place of performance

NUTS codes

- UKJ11 - Berkshire

II.2.4) Description of the procurement

Minster Quarter Central is situated to the south west of Reading station on the edge of the core retail area and is in close proximity to the Oracle shopping centre. The site is approximately ten minute's walk from Reading Station and offers frontage onto the Inner Distribution Road (IDR). It also bounds Castle Street and St Mary's Butts which are historic streets that once formed part of the Saxon Centre of Reading. Both streets fall within the St Mary's Butts/Castle Street Conservation Area. The Russell Street/ Castle Hill Conservation Area is on the western side of the IDR, opposite the Minster Quarter Area. The site is situated in the heart of Reading's hugely attractive and busy town centre which acts as the region's main shopping destination, is a major transport hub and soon to benefit from the opening of the Elizabeth Line. The site adjoins regionally popular Hexagon Theatre and is also located in an area due for significant investment and regeneration in the next few years

II.2.5) Award criteria

Quality criterion - Name: Technical/Social Value/Approach to Risk / Weighting: 45/5/15

Cost criterion - Name: Financials / Weighting: 35

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

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: [2022/S 000-026215](#)

Section V. Award of contract

Contract No

1

Title

Minster Quarter Reading - Development Opportunity

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 February 2024

V.2.2) Information about tenders

Number of tenders received: 2

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: 0

Number of tenders received by electronic means: 2

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

V.2.3) Name and address of the contractor

McLaren Living Ltd

London

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £220,000,000

Total value of the contract/lot: £220,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice of England and Wales

7 Rolls Buildings, Fetter Lane

London

EC4A 1NL

Telephone

+44 2079477156

Country

United Kingdom

Internet address

<https://courtribunalfinder.service.gov.uk/courts/rolls-building>

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The relevant deadlines depend on the specific nature of the remedies required and are defined in Regulations 93 & 94 of the Public Contracts Regulations 2015.

VI.4.4) Service from which information about the review procedure may be obtained

The Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom

Internet address

<https://www.gov.uk/government/organisations/cabinet-office>