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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): ocds-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](mailto:pchub@reading.gov.uk)

### Country

United Kingdom

### NUTS code

UKJ11 - Berkshire

**Internet address(es)**

Main address

[www.reading.gov.uk](http://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

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## **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

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## 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](#)

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## 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

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## **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>