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Contract

Bell Road

London Borough of Hounslow

F03: Contract award notice

Notice identifier: 2021/S 000-004351

Procurement identifier (OCID): ocds-h6vhtk-029859

Published 4 March 2021, 1:56pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Hounslow

Hounslow House, 7 Bath Road

Hounslow

TW3 3EB

Contact

Mr Daniel Austin

Email

daniel.austin@hounslow.gov.uk

Telephone

+44 2085834212

Country

United Kingdom

NUTS code

UKI75 - Hounslow and Richmond upon Thames

Internet address(es)

Main address

<http://www.hounslow.gov.uk/>

Buyer's address

<http://www.hounslow.gov.uk/>

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

Bell Road

Reference number

DN501193

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

The Council considers that the contract is not a public works contract for the purpose of Directive 2014/24/EU, it requires the delivery of a large mixed-use scheme comprising new commercial space (flexible use A1-3, B1, D1 or D2) and 127 homes (to be 100% affordable housing) (the "Development") at 9-21 Bell Road Hounslow (the "Site") pursuant to planning permission reference 00108/9-21/P4 granted on 24 January 2018 and any variation thereof. The Site owner being A2Dominion Homes Limited.

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: £0.01

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI75 - Hounslow and Richmond upon Thames

II.2.4) Description of the procurement

The Council considers that the contract is not a public works contract for the purpose of Directive 2014/24/EU, it requires the delivery of a large mixed-use scheme comprising new commercial space (flexible use A1-3, B1, D1 or D2) and 127 homes (to be 100% affordable housing) (the "Development") at 9-21 Bell Road Hounslow (the "Site") pursuant to planning permission reference 00108/9-21/P4 granted on 24 January 2018 and any variation thereof. The Site owner being A2Dominion Homes Limited.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 80

Price - Weighting: 20

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

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

The Council considers that the contract is not a public works contract for the purpose of Directive 2014/24/EU, taking account of the decision of the Court of Justice of the European Union in the Helmut Muller case(C-451/08). Although the Council will have an intermediate leasehold title to the site, the contract does not concern a development carried out for the direct economic benefit of the Council, as the Council will have no economic interest in the development (its leasehold title being entirely subject to a sub-lease) or any right to use the development, nor has it financed or taken economic risks in connection with the works. Furthermore, whilst the economic operator will be under an obligation to develop the land, the Council in its capacity as a contracting party will not set design or specification requirements beyond very broad parameters. In any event, the development site's freehold owner is the economic operator and the site would not be made available by that owner to other bidders. Accordingly, even if the contract were a public works contract, only one bidder would be able to perform the works for the purpose of regulation 32(2)(b)(iii) of the Public Contracts Regulations 2015.

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

The procurement is covered by the Government Procurement Agreement: No

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

4 March 2021

V.2.2) Information about tenders

Number of tenders received: 1

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

V.2.3) Name and address of the contractor

A2Dominion Homes Limited

The Point, 37 North Wharf Road

London

W2 1BD

Country

United Kingdom

NUTS code

- UKI75 - Hounslow and Richmond upon Thames

National registration number

18313R

The contractor is an SME

No

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

Total value of the contract/lot: £0.01

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom