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Award

The Forum, King's Quarter, Gloucester (Plot 3c)

Gloucester City Council

F15: Voluntary ex ante transparency notice

Notice identifier: 2024/S 000-007505

Procurement identifier (OCID): ocds-h6vhtk-0446cc

Published 8 March 2024, 12:31pm

Section I: Contracting authority/entity

I.1) Name and addresses

Gloucester City Council

North Warehouse, The Docks

Gloucester

GL1 2FB

Contact

Mr. Craig Cassely

Email

craig.cassely@gloucester.gov.uk

Country

United Kingdom

Region code

UKK13 - Gloucestershire

Internet address(es)

Main address

www.gloucester.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

The Forum, King's Quarter, Gloucester (Plot 3c)

Reference number

DN520087

II.1.2) Main CPV code

- 70112000 - Development of non-residential real estate

II.1.3) Type of contract

Services

II.1.4) Short description

The Council intends to vary a Development Funding Agreement (DFA) with the Reef Parties to include the demolition and land remediation of Plot 3c (as defined in the DFA). This will enable the development of some 32 dwellings as part of the Kings' Quarter Regeneration Scheme. The development will be undertaken in 2 phases however this VEAT only relates to Phase one, the demolition and land remediation. The original contract award notice was published on Find a Tender on 15 January 2021:

<https://www.find-tender.service.gov.uk/Notice/000825-2021?origin=SearchResults&p=1>

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: £480,000

II.2) Description

II.2.2) Additional CPV code(s)

- 70111000 - Development of residential real estate

II.2.3) Place of performance

NUTS codes

- UKK13 - Gloucestershire

II.2.4) Description of the procurement

The Council entered into a development funding agreement (DFA) with R Blue Regen GL Limited, R Blue Capital Limited and Reef Estates Limited (Reef Parties) for the demolition and development of land in the Forum area of the city. Works were procured separately. The DFA included Plot 3c and clause 22 of the DFA stipulates that if the Council wanted to develop Plot 3c the Reef parties may make a proposal to undertake that development. The Council intends to vary the DFA to require the Reef parties to demolish and remediate plot 3c for a future development of 32 dwellings. This VEAT only relates to the demolition and remediation.

The land remediation will be in preparation for a later phase of a separate project to build 32 dwellings as part of the Kings' Quarter Regeneration Scheme. The development will be undertaken in 2 phases however this VEAT only covers Phase one, the demolition and land remediation.

The value of this modification is £477,903 with the original contract award being £94 million (indexed) of which some 86% of that value was related to works and was subjected to further Find a Tender frameworks or procedures.

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:

Award of a contract without prior publication of a call for competition in the Official Journal of the European Union in the cases listed below:

The procurement falls outside the scope of application of the directive

Explanation:

The Council relies on the grounds provided in the Public Contracts Regulations – Regulation 72(5) and Regulation 72(1)(e) [which are similar in effect to Article 72 (2) and Article 72(1)(e) EU Directive 2014/24/EU]. The value of the modification is £477,903

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/concession

Title

The Forum, King's Quarter, Gloucester (Plot 3c)

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

8 February 2024

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

R BLUE REGEN GL LIMITED

51 Welbeck Street

London

W1G 9HL

Country

United Kingdom

NUTS code

- UKI32 - Westminster

National registration number

13163289

The contractor/concessionaire is an SME

No

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

Total value of the contract/lot/concession: £477,903

V.2.5) Information about subcontracting

The contract/lot/concession is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Proportion: 85 %

Short description of the part of the contract to be subcontracted

The demolition and land decontamination contract/lot/concession is likely to be subcontracted.

Value or proportion likely to be subcontracted to third parties

Value excluding VAT: £410,000 GBP

Proportion: 85%

Short description of the part of the contract to be subcontracted:

The Council and its partners will procure demolition and land investigation works for phase 3c (and allied consultancy services) in accordance with the regulations or from a Find a Tender compliant procured frameworks.

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

VI.4.2) Body responsible for mediation procedures

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom

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

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom