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Award

## **Development Opportunity at the Goose Green Site, Oxford**

Oxford City Housing Development Limited

F15: Voluntary ex ante transparency notice

Notice identifier: 2023/S 000-007554

Procurement identifier (OCID): ocds-h6vhtk-03b317

Published 15 March 2023, 2:58pm

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

Oxford City Housing Development Limited

St. Aldates Chambers, 109 St. Aldates

OXFORD

OX11DS

#### **Contact**

Annette Osborne

#### **Email**

[aosborne@oxford.gov.uk](mailto:aosborne@oxford.gov.uk)

#### **Telephone**

+44 7483097035

#### **Country**

United Kingdom

**Region code**

UKJ14 - Oxfordshire

**Companies House**

10370647

**Internet address(es)**

Main address

<https://www.oxford.gov.uk>

Buyer's address

<https://www.oxford.gov.uk>

**I.4) Type of the contracting authority**

Other type

Development of Building Projects

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Development Opportunity at the Goose Green Site, Oxford

#### **II.1.2) Main CPV code**

- 45211000 - Construction work for multi-dwelling buildings and individual houses

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Oxford City Housing Development Limited, trading as OX Place, are seeking a developer for a small parcel of land at the Goose Green Site in Oxford. It intends to directly award the opportunity to Hill Residential Limited due to its proprietary interest in adjacent land required for access to the site.

#### **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: £18,300,000

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 44210000 - Structures and parts of structures
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45215214 - Residential homes construction work
- 70110000 - Development services of real estate

#### **II.2.3) Place of performance**

NUTS codes

- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire

Main site or place of performance

Oxford

#### **II.2.4) Description of the procurement**

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#### **II.2.5) Award criteria**

Price

#### **II.2.11) Information about options**

Options: No

#### **II.2.14) Additional information**

The value stated in section 11.1.7 represents the total value of the proposed units and not the value of the development to the developer.

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Negotiated without a prior call for competition

- The works, supplies or services can be provided only by a particular economic operator for the following reason:
  - absence of competition for technical reasons

Explanation:

Oxford City Housing Development Limited, trading as OX Place, are in the process of

acquiring land from Oxford City Council at Goose Green (situated to the north and adjacent to Joe White Lane, and adjacent and west of existing housing at Goose Green Close) , for the purposes of developing the site to include a mix of open market and affordable homes . The affordable homes that will be delivered will be secured in favour of Oxford City Council on this site known as Goose Green. Oxford City Housing Development Limited intend to enter into a development agreement for this site with Hill Residential Limited (HRL). This award is being made to HRL under Regulation 32(1) (b)(iii) of the Public Contract Regulations 2015, given the exclusive rights that HRL have on adjoining developments which are critical to the access for the Goose Green site.

A competitive process is not feasible in these circumstances as HRL have a proprietary interest in the land required for the access to the Goose Green site, which is via its development at Canalside. Other access options have been considered by Oxford City Housing Development Limited which would allow for a competitive process to be run by Oxford City Housing Development Limited to appoint a developer. Whilst another access point was identified it was not deemed by Oxford City Housing Development Limited as a reasonable or practical alternative to deliver the site. Other access points will have a significant impact on the green space and the local community, which is likely to raise significant planning concerns. This alternative access will also lead to a compromised site that would not be commercially viable for a developer, due to the restricted number of units, or achieve the objectives Oxford City Housing Development Limited have for the site.

Without the involvement of HRL and the use of its land for access the proposed development is unlikely to proceed. In summary , it is not possible to consider the sites (Goose Green and Canalside, in which HRL has an interest) independently of each other. This would not be practicable as it could result in interface issues and could result in a compromised site that (i) Oxford City Housing Development Limited is unlikely to pursue and (ii) would not be an attractive commercial venture for a developer."

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

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section V. Award of contract/concession**

### **Title**

Development Opportunity at the Goose Green Site, Oxford

A contract/lot is awarded: Yes

## **V.2) Award of contract/concession**

### **V.2.1) Date of conclusion of the contract**

13 March 2023

### **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**

Hill Residential Limited

Waltham Abbey

EN9 1BN

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04251718

The contractor/concessionaire is an SME

No

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

Initial estimated total value of the contract/lot/concession: £18,300,000

Total value of the contract/lot/concession: £18,300,000

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## **Section VI. Complementary information**

### **VI.3) Additional information**

Oxford City Housing Development Limited, trading as OX Place, are in the process of acquiring land from Oxford City Council (OCC) at Goose Green (situated to the north and adjacent to Joe White Lane, and adjacent and west of existing housing at Goose Green Close) , for the purposes of developing the site to include a mix of open market and affordable homes . The affordable homes that will be delivered will be secured in favour of Oxford City Council on this site known as Goose Green. Oxford City Housing Development Limited intend to enter into a development agreement for this site with Hill Residential Limited (HRL). This award is being made to HRL under Regulation 32(1) (b)(iii) of the Public Contract Regulations 2015, given the exclusive rights that HRL have on adjoining developments which are critical to the access for the Goose Green site.

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The value stated represents the total value of the proposed units and not the value of the development to the developer

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

Law and Governance

Town Hall

Oxford

OX1 1BX

Country

United Kingdom