

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/008664-2021>

Award

## **Design and Construction of 45 New Apartments and 46 New Houses, Kara Street, Salford**

Salix Homes Developments Limited

F15: Voluntary ex ante transparency notice

Notice identifier: 2021/S 000-008664

Procurement identifier (OCID): ocds-h6vhtk-02a949

Published 22 April 2021, 5:25pm

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

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

Salix Homes Developments Limited

2 Peel Cross Road

Salford

M5 4DT

#### **Contact**

Terry McBride

#### **Email**

[terry.mcbride@salixhomes.co.uk](mailto:terry.mcbride@salixhomes.co.uk)

#### **Telephone**

+44 08002182000

#### **Country**

United Kingdom

**NUTS code**

UKD34 - Greater Manchester South West

**Internet address(es)**

Main address

[www.salixhomes.org](http://www.salixhomes.org)

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

Body governed by public law

**I.5) Main activity**

Housing and community amenities

---

## **Section II: Object**

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

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

Design and Construction of 45 New Apartments and 46 New Houses, Kara Street, Salford

#### **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**

Salix Homes Developments Limited are entering into a construction contract with Watson Construction Limited for the design and construction of 45 new build apartments and 46 new build houses in a single phase including external works, drainage and improvements to existing highways. Salix Homes Developments Limited is appointing the contractor following the withdrawal of a previously appointed contractor procured through a call-off under a Framework Agreement

#### **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: £14,751,000

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

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

- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45232452 - Drainage works
- 45233000 - Construction, foundation and surface works for highways, roads
- 71500000 - Construction-related services

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

NUTS codes

- UKD34 - Greater Manchester South West

Main site or place of performance

Salford

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

Salix Homes Developments are entering into a construction contract with Watson Construction Limited for the design and construction of 45 new build apartments and 46 new build houses in a single phase including external works, drainage and improvements to existing highways. Salix Homes Developments Limited is appointing the contractor following the withdrawal of a previously appointed contractor procured through a call-off under a Framework Agreement.

### **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**

Negotiated without a prior call for competition

- Extreme urgency brought about by events unforeseeable for the contracting authority

Explanation:

1. Salix Homes Developments Limited is satisfied the tests permitting reliance on Regulation 32(2)(c) are met:

A. As far as is strictly necessary: Following a call-off under Regional Housing Framework,

Salix Homes Developments Limited appointed a previous contractor for the design and construction of the works. Two weeks prior to contract award, the contractor withdrew from the contract for internal reasons.

B. There are genuine reasons for extreme urgency: Salix Homes Developments Limited must award the contract to avoid the loss of funding from Homes England and to ensure that the scheme can be delivered by June 2022.

C. The events that have led to the need for extreme urgency were unforeseeable: The late withdrawal of the previous contractor was unforeseeable. Salix Homes Developments Limited has undertaken an appraisal of the market and considers that there is no alternative available given the construction sector conditions including with restrictions and limitations on supply of both contractors and materials due to COVID-19.

D. It is impossible to comply with the usual timescales in the PCR: Salix Homes Developments Limited has explored alternative frameworks including making a direct award under a framework. Supplier capacity is currently limited meaning this was not a feasible approach in view of the urgency..

Salix Homes Developments Limited considered running an accelerated procedure. However, due to urgency, there was no time to run an accelerated procurement that would have allowed Salix Homes Developments Limited to deliver the scheme within the timescales required by Homes England as funder and in view of other commercial and contractual obligations requiring practical completion of the project by June 2022. Any breach of such arrangements could lead to incurring unnecessary expense for the parties involved including the Local Authority as proposed purchaser of part of the scheme on completion.

Having undergone one failed procurement, given the urgency, Salix Homes Developments Limited needed to ensure a solution could be achieved in a time critical fashion in order to satisfy funding conditions before the funding is withdrawn. The situation is not attributable to the contracting authority – Salix Homes Developments has not done anything to cause or contribute to the need for extreme urgency as the previous contractor withdrew from the contract for their own reasons.

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

The procurement is covered by the Government Procurement Agreement: Yes

---

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

A contract/lot is awarded: Yes

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

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

22 April 2021

#### **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**

Watson Construction Limited

Spark Studio, 208-210 Great Clowes Street

Salford

M5 2ZS

Email

[hello@watson-homes.co.uk](mailto:hello@watson-homes.co.uk)

Telephone

+44 1612418787

Country

United Kingdom

NUTS code

- UKD34 - Greater Manchester South West

Internet address

[www.watson-homes.co.uk](http://www.watson-homes.co.uk)

The contractor/concessionaire is an SME

Yes

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

Total value of the contract/lot/concession: £14,751,000

---

**Section VI. Complementary information**

**VI.3) Additional information**

(MT Ref:222620)

**VI.4) Procedures for review**

**VI.4.1) Review body**

Public Procurement Review Service

Cabinet Office

London

Country

United Kingdom