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Contract

Development Opportunity at the Goose Green Site, Oxford

Oxford City Housing Development Limited

F03: Contract award notice

Notice identifier: 2023/S 000-009007

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

Published 28 March 2023, 3:52pm

Section I: Contracting authority

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

Telephone

+44 7483097035

Country

United Kingdom

Region code

UKJ14 - Oxfordshire

Companies House

10370647

Internet address(es)

Main address

<https://oxford.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

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.

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 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 (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.

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."

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

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: [2023/S 000-007554](#)

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

28 March 2023

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

Hill Residential Limited

Waltham Abbey

EN9 1BN

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04251718

The contractor is an SME

No

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

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

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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VI.4) Procedures for review

VI.4.1) Review body

Law and Governance

Town Hall

Oxford

OX1 1BX

Country

United Kingdom