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Award

## **Package Deal at Chesterfield Road, North Wingfield**

THE GUINNESS PARTNERSHIP LIMITED

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-009074

Procurement identifier (OCID): ocds-h6vhtk-04ec5f ([view related notices](#))

Published 12 March 2025, 4:31pm

### **Scope**

### **Reference**

PRJ1000014

### **Description**

Guinness Developments Limited ("GDL") intends to enter into a build contract with GEDA Construction Company Limited ("GEDA"). This scheme is a traditional land and build "package deal" brought to GDL by GEDA, which will result in the construction of 64 affordable rented homes on land off Chesterfield Road, North Wingfield, Derbyshire. GEDA have arranged to purchase the site from the local authority (Derbyshire County Council) and have completed initial design work up to RIBA stage 3. The package deal will be comprised of GDL entering into a JCT Design & Build contract for the construction of the new homes on the land with GEDA (which is the subject of this notice), and a simultaneous purchase of the land from GEDA by The Guinness Partnership Ltd., GDL's parent company (an exempt transaction under Procurement Act 2023).

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## **Contract 1. Package Deal at Chesterfield Road, North Wingfield**

### **Supplier**

- [Geda Construction Company Ltd.](#)

### **Contract value**

- £13,205,217 excluding VAT
- £15,846,260 including VAT

Above the relevant threshold

### **Earliest date the contract will be signed**

31 March 2025

### **Contract dates (estimated)**

- 31 May 2025 to 31 May 2028
- Possible extension to 31 December 2035
- 10 years, 7 months, 1 day

Description of possible extension:

This is a works contract. It is driven by the completion of the works on site rather than a calendar date - therefore can be extended at the Employer's discretion until such time as the works are complete.

Note - there is no VAT payable on this contract; the above 'inc. VAT' figure is forced to be entered by FTS or it will not let the notice be submitted. Please disregard, the value is £13.2m.

## **Main procurement category**

Works

## **CPV classifications**

- 45210000 - Building construction work

## **Contract locations**

- UKF1 - Derbyshire and Nottinghamshire

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## **Other information**

### **Description of risks to contract performance**

Delays in achieving planning condition discharge and sectional agreements, that need sign off by the local authority, could result in additional costs being incurred.

Sudden and unforeseeable events leading to substantial increase in supply chain costs - e.g. significant increases in material or labour costs arising from significant events such as pandemic, war, civil unrest, major shipping or transportation issues or major environmental events.

### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

### **Procedure type**

Direct award

### **Direct award justification**

Single supplier - technical reasons

The reasons why Guinness Developments Limited considers that this direct award justification applies is because: (a) the Supplier is prepared to sell the land only as part of arrangements that also include its development. (b) GDL and the North East Derbyshire District Council have significant unmet need in the locality of the development, evidenced through long housing waiting lists. (c) There is no other land on the market which is available for social housing development within reasonable timeframes local to the unmet need for development.

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## **Supplier**

### **Geda Construction Company Ltd.**

- Public Procurement Organisation Number: PHTJ-7923-GBCZ

36 Moor Road

Coalisland, Dungannon

BT71 4QB

United Kingdom

Email: [contact@geda.co.uk](mailto:contact@geda.co.uk)

Website: <https://geda.co.uk/>

Region: UKN0B - Mid Ulster

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1. Package Deal at Chesterfield Road, North Wingfield

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## **Contracting authority**

### **THE GUINNESS PARTNERSHIP LIMITED**

- Companies House: IP031693
- Public Procurement Organisation Number: PBNQ-4523-TMYT

7th Floor, 350 Euston Road

London

NW1 3AX

United Kingdom

Telephone: 0303 123 1890

Email: [procurement@guinness.org.uk](mailto:procurement@guinness.org.uk)

Website: <http://www.guinness.org.uk>

Region: UKI31 - Camden and City of London

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)