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Award

Retail Development

The Shrewsbury and Telford Hospital NHS Trust

F15: Voluntary ex ante transparency notice

Notice identifier: 2023/S 000-010137

Procurement identifier (OCID): ocids-h6vhtk-03bd40

Published 6 April 2023, 12:17pm

Section I: Contracting authority/entity

I.1) Name and addresses

The Shrewsbury and Telford Hospital NHS Trust

Mytton Oak Road

Shrewsbury

SY3 8XQ

Contact

Will Nabih

Email

w.nabih@nhs.net

Telephone

+44 1743261456

Country

United Kingdom

Region code

UKG22 - Shropshire CC

Internet address(es)

Main address

<https://www.sath.nhs.uk/>

Buyer's address

<https://www.sath.nhs.uk/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Retail Development

II.1.2) Main CPV code

- 45213100 - Construction work for commercial buildings

II.1.3) Type of contract

Works

II.1.4) Short description

The Shrewsbury and Telford Hospital NHS Trust ("SATH") intends to enter an agreement for an internal lease with Noviniti Dev Co 1 Limited ("Noviniti") in respect of a new retail

and administrative use development being constructed by SATH at the Princess Royal Hospital in Telford ("the Hospital"). It is anticipated that Noviniti will make arrangements to identify its commercial tenant of the retail space. The contractual arrangements are structured as a land transaction exempt from the Public Contracts Regulations 2015 ("PCR") and the Concession Contracts Regulations 2016 ("CCR").

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £1,000,000 / Highest offer: £3,000,000 taken into consideration

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKG21 - Telford and Wrekin

Main site or place of performance

Telford

II.2.4) Description of the procurement

SATH intends to enter into an agreement for an internal lease with Noviniti in respect of a new retail and administrative use development at the Hospital. SATH has structured the contractual arrangements as a land transaction exempt from the Public Contracts Regulations 2015 and the Concession Contracts Regulations 2016.

II.2.5) Award criteria

Price

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:

The procurement falls outside the scope of application of the regulations as the contractual arrangement are structured as a land transaction exempt from the Public Contracts Regulations 2015 and the Concession Contracts Regulations 2016.

The subject of this notice is an agreement for an internal lease of part of a building to be constructed by SATH. The lease is expected to be for a period of 33 years. It is anticipated that Noviniti will arrange its own commercial tenant to take sub-leases of parts of the demise.

In the event that Noviniti elects to undertake the fit-out of the internal demise it is anticipated that SATH will enter into a tripartite agreement for lease with Noviniti and its commercial tenant which provides for the grant of sub-leases of part to the commercial operator and a sub-lease of common parts administrative space to SATH. In those circumstances, SATH will also enter into a reversionary lease of the demised area for the period from the date of expiry of the commercial operator sub-lease for the remainder of the term of the Noviniti lease.

If Noviniti elects not to undertake the fit-out of the space comprised in the Noviniti lease, then SATH will have a break option permitting it to terminate the Noviniti lease.

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

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

3 April 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

Noviniti Dev Co 1 Limited

Unit 2 Newby Stables, Newby Hall Town HG5AE

Ripon

HG4 5AE

Email

jonathan.houlston@noviniti.co.uk

Country

United Kingdom

NUTS code

- UKE22 - North Yorkshire CC

National registration number

011384261

The contractor/concessionaire is an SME

No

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

Lowest offer: £1,000,000 / Highest offer: £3,000,000 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

London

London

Country

United Kingdom

Internet address

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