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Contract

External Wall System (EWS) Remediation Works - Sutton's Wharf

The Guinness Partnership Ltd

F03: Contract award notice

Notice identifier: 2023/S 000-011770

Procurement identifier (OCID): ocids-h6vhtk-033ee6

Published 25 April 2023, 11:16am

Section I: Contracting authority

I.1) Name and addresses

The Guinness Partnership Ltd

30 Brock Street, Regents Place

London

NW1 3FG

Contact

- Dennis Viljoen

Email

dennis.viljoen@guinness.org.uk

Telephone

+44 3031231890

Country

United Kingdom

Region code

UK14 - Inner London – East

Internet address(es)

Main address

<http://www.guinnesspartnership.com/>

Buyer's address

<http://www.guinnesspartnership.com/>

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

External Wall System (EWS) Remediation Works - Sutton's Wharf

Reference number

DN600712

II.1.2) Main CPV code

- 45262000 - Special trade construction works other than roof works

II.1.3) Type of contract

Works

II.1.4) Short description

The Guinness Partnership has awarded contracts to Stanmore Contractors Ltd. and PRP Architects LLP to design and undertake urgent external wall system and balcony remediation works. The works being carried out are to remove and replace the existing non-compliant external wall system, balconies and associated elements at four buildings in the Tower Hamlets Borough of East London. To address the urgent requirements and ensure building safety of high rise buildings, the Department for Levelling Up, Housing and Communities (DLUHC) is providing funding for this project via its Building Safety Fund (BSF). It was a requirement of the grant funding award that bidders identify contractors as part of their funding submissions. Deadlines for submissions did not enable a full tender process to be conducted.

II.1.6) Information about lots

This contract is divided into lots: Yes

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

Value excluding VAT: £31,467,292

II.2) Description

II.2.1) Title

External Wall System (EWS) Remediation Works

Lot No

1

II.2.2) Additional CPV code(s)

- 44000000 - Construction structures and materials; auxiliary products to construction (except electric apparatus)

II.2.3) Place of performance

NUTS codes

- UKI4 - Inner London – East

Main site or place of performance

Graphite Point, 36 Palmers Road, London, E2 0FS

Titanium Point, 24 Palmers Road, London, E2 0FA

Regalia Point, 30 Palmers Road, London, E2 0FQ

Grand Regent Tower, 2 Cadmium Square, London, E2 0FG

II.2.4) Description of the procurement

The Guinness Partnership had an urgent requirement to enter into contracts to deliver a government-funded external wall system remediation project on one of our housing estates.

The Sutton's Wharf scheme in London is comprised of four buildings - Grand Regent Tower, Graphite Point, Titanium Point and Regalia Point; the original external wall system installed on the scheme has been identified as no longer being compliant with Building Regulations (unsafe non-ACM external wall systems) and as such presents an ongoing safety risk to the residents of our buildings.

Guinness has been granted c.£26m of funding from the Department for Levelling Up, Housing & Communities (DLUHC)'s Building Safety Fund (BSF) (non-ACM buildings) to carry out emergency works to remove the existing external wall system and retrofit a compliant solution, to ensure the safety of the tenants and leaseholders living in these buildings.

The BSF bid required that specific contractors and consultants were named as part of the application for grant funding. Due to submission deadlines, it was not possible to identify contractors and consultants via the standard procurement routes laid out in the Public Contract Regulations.

Guinness has awarded Lot 1 of this project to Stanmore Contractors Ltd., a contractor already working at a neighbouring site, therefore providing assurance of understanding the buildings on the scheme as well as efficiency in delivery. Due to the urgency to address building safety issues, Guinness has awarded this contract without further competition.

II.2.5) Award criteria

Cost criterion - Name: N/A - Negotiated / Weighting: 100

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

II.2) Description

II.2.1) Title

Architectural Design of EWS Remediation Project

Lot No

2

II.2.2) Additional CPV code(s)

- 71200000 - Architectural and related services

II.2.3) Place of performance

NUTS codes

- UKI4 - Inner London – East

II.2.4) Description of the procurement

The Guinness Partnership had an urgent requirement to enter into contracts to deliver a government-funded external wall system remediation project on one of our housing estates.

The Sutton's Wharf scheme in London is comprised of four buildings - Grand Regent Tower, Graphite Point, Titanium Point and Regalia Point; the original external wall system installed on the scheme has been identified as no longer being compliant with Building Regulations (unsafe non-ACM external wall systems) and as such presents an ongoing safety risk to the residents of our buildings.

Guinness has been granted c.£26m of funding from the Department for Levelling Up, Housing & Communities (DLUHC)'s Building Safety Fund (BSF) (non-ACM buildings) to carry out emergency works to remove the existing external wall system and retrofit a compliant solution, to ensure the safety of the tenants and leaseholders living in these buildings.

The BSF bid required that specific contractors and consultants were named as part of the application for grant funding. Due to submission deadlines, it was not possible to identify contractors and consultants via the standard procurement routes laid out in the Public Contract Regulations.

Guinness has awarded Lot 2 of this project to PRP Architects, a consultant already working on a neighbouring site, to carry out the architectural design work on this site, therefore providing assurance of the understanding the buildings on the scheme as well as efficiency in delivery. Due to the urgency to address building safety issues, Guinness has awarded this contract without further competition.

II.2.5) Award criteria

Cost criterion - Name: N/A - Negotiated / Weighting: 100

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

- Extreme urgency brought about by events unforeseeable for the contracting authority
- New works/services, constituting a repetition of existing works/services

Explanation:

There are reasonable grounds to proceed with a negotiated award without competition on the basis of urgency.

There is a pressing and immediate requirement to remediate unsafe wall systems to ensure the safety of the buildings and the customers living in them. There are legal requirements for landlords to both ensure the safety of their tenants and to ensure that their buildings are safe and comply with building regulations. Given that the external wall systems of these buildings are recognised as requiring urgent remediation, work needs to be completed as quickly as possible to rectify this, thus presenting sufficient grounds for urgency.

Furthermore, the grant funding was made available from the BSF by the DLUHC as part of an emergency funding bid. The bid did not allow sufficient time to carry out a fully compliant tender process under the PCRs, and the award of this funding is contingent on Guinness appointing these contractors. We are required to have contractors on site as soon as possible to ensure that we remain able to access the funding, and as such need to award contracts at the earliest possible opportunity; again providing a rationale for urgency.

Finally the proposal to utilise Stanmore and PRP was based on their working on another scheme in the immediate vicinity of Suttons Wharf. Their familiarity with the location and existing site-set up in the area will facilitate efficiencies which will not only ensure that best value is achieved, but more importantly will expedite the carrying out of these vital works.

Guinness has therefore concluded that, given the circumstances set out in this notice, that there are sufficient grounds to directly award the required contracts without undertaking any further competition, and that the award of contracts to the selected suppliers is reasonable taking into account the factors set out in this notice.

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-014401](#)

Section V. Award of contract

Lot No

1

Title

External Wall System (EWS) Remediation Works - Sutton's Wharf

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

12 January 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

Stanmore Contractors Limited

Stanmore House, Gyproc Business Park, Church Manorway

Erith

DA8 1DE

Country

United Kingdom

NUTS code

- UKI4 - Inner London – East

National registration number

02754550

The contractor is an SME

No

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

Total value of the contract/lot: £30,464,467

Section V. Award of contract

Lot No

2

Title

Architectural Design of EWS Remediation Project

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 May 2022

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

PRP ARCHITECTURE LLP

Ferry Works, Summer Road

Thames Ditton, Surrey

KT7 0QJ

Country

United Kingdom

NUTS code

- UKI4 - Inner London – East

National registration number

OC431021

The contractor is an SME

Yes

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

Total value of the contract/lot: £1,002,825

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Guinness Partnership

30 Brock Street

London

NW1 3FG

Email

procurement@guinness.org.uk

Country

United Kingdom