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Contract

Framework for the provision of new commercial development and refurbishment of existing, construction of residential housing developments, refurbishment of council facilities and regeneration activities

Ashford Borough Council
Folkestone and Hythe District Council

F03: Contract award notice

Notice identifier: 2022/S 000-011942

Procurement identifier (OCID): ocds-h6vhtk-033543

Published 9 May 2022, 10:09am

Section I: Contracting authority

I.1) Name and addresses

Ashford Borough Council

Civic Centre, Tannery Lane

Ashford

TN23 1PL

Contact

Caroline Roberts

Email

procurement@ashford.gov.uk

Telephone

+44 1233333311

Country

United Kingdom

NUTS code

UKJ4 - Kent

Internet address(es)

Main address

<http://www.ashford.gov.uk>

Buyer's address

https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA28849

I.1) Name and addresses

Folkestone and Hythe District Council

Civic Centre, Castle Hill Avenue

Folkestone

CT20 2QY

Email

procurement@ashford.gov.uk

Country

United Kingdom

NUTS code

UKJ4 - Kent

Internet address(es)

Main address

<https://www.folkestone-hythe.gov.uk/>

Buyer's address

https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=

I.2) Information about joint procurement

The contract involves joint procurement

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Framework for the provision of new commercial development and refurbishment of existing, construction of residential housing developments, refurbishment of council facilities and regeneration activities

Reference number

ABC/FRAMEWORK/20/1

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

This is an invitation to pre-qualify for the provision of new build commercial and residential

housing development, refurbishment and

regeneration for Ashford Borough Council and/or its Property Company. The type of property may include, but will not be limited to,

office blocks, leisure facilities, car parks, retail outlets, sheltered accommodation, houses, flats and bungalows. The term is likely to be 4 years. A bid

can be made for more than one Lot.

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: £45,000,000

II.2) Description

II.2.1) Title

Small scale commercial development, refurbishment and regeneration

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45213100 - Construction work for commercial buildings
- 45453100 - Refurbishment work
- 45213150 - Office block construction work

II.2.3) Place of performance

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Within the Ashford Borough

II.2.4) Description of the procurement

Provision of new commercial property and refurbishment of existing units which may include, but are not limited to retail units, including regeneration and fit out, town centre development, office accommodation regeneration and fit out, conversion of office to residential, conversion of retail to office

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 100

Price - Weighting: 0

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

Small scale residential development

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work

- 45211360 - Urban development construction work

II.2.3) Place of performance

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Within the Ashford Borough

II.2.4) Description of the procurement

Provision of approx.60 units of general needs housing (for ABC) to be delivered between 2020 and 2025. Provision of additional units may also be required. The programme may include both new build and remodelling existing sheltered housing units

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 100

Price - 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

Large scale residential development including Sheltered Accommodation

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work

II.2.3) Place of performance

NUTS codes

- UKJ4 - Kent

Main site or place of performance

Within the Ashford Borough

II.2.4) Description of the procurement

Provision of approx.40 units within a sheltered accommodation complex (for ABC) to be delivered between 2020 and 2025. Provision of additional units

II.2.5) Award criteria

Quality criterion - Name: quality / Weighting: 100

Price - Weighting: 0

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

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

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: [2020/S 169-410295](#)

Section V. Award of contract

Lot No

1

Title

Small scale commercial development, refurbishment and regeneration

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 May 2021

V.2.2) Information about tenders

Number of tenders received: 10

Number of tenders received from SMEs: 10

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 10

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Chartway Group Ltd

Orchard House, Westerhill Road

Coxheath

ME174DH

Telephone

+44 1622740149

Country

United Kingdom

NUTS code

- UKJ - South East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Walker Construction (UK) Limited

First Floor, Inca House, Trinity Road, Eureka Science Park

Ashford

TN25 4AB

Telephone

+44 1303851111

Country

United Kingdom

NUTS code

- UKJ - South East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Jenner (Contractors) Limited

Folkestone

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Beardwell Construction Ltd

Grays

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WW Martin Ltd

Ramsgate

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £1,500,000

Lowest offer: £25,000 / Highest offer: £1,500,000 taken into consideration

Section V. Award of contract

Lot No

2

Title

Small scale residential development

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 May 2021

V.2.2) Information about tenders

Number of tenders received: 14

Number of tenders received from SMEs: 14

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 14

Number of tenders received by electronic means: 14

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Jenner (Contractors) Limited

Folkestone

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WW Martin Ltd

Ramsgate

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Thakeham Partnerships

Billingshurst

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Westridge Construction

Catsfield

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Zed Pods Limited

London

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £4,733,252

Lowest offer: £1 / Highest offer: £4,733,252 taken into consideration

Section V. Award of contract

Lot No

3

Title

Large scale residential development including Sheltered Accommodation

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

26 May 2021

V.2.2) Information about tenders

Number of tenders received: 10

Number of tenders received from SMEs: 10

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 10

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Westridge Construction

Catsfield

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

WW Martin Ltd

Ramsgate

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Jenner (Contractors) Limited

Folkestone

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Chartway Group Limited

Coxheath

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Morgan Sindall Construction

Brighton

Country

United Kingdom

NUTS code

- UKJ4 - Kent

The contractor is an SME

Yes

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

Lowest offer: £4,733,252 / Highest offer: £15,000,000 taken into consideration

Section VI. Complementary information

VI.3) Additional information

(1) The procurement documents are accessed from the Kent Business Portal <https://www.kentbusinessportal.org.uk/> . Completed SSQ's, etc. to be submitted electronically by the due date/time to the Kent Business Portal.

(2) Please register your interest through the Kent Business Portal - we will use these registration details to inform you of any

amendments, or items of clarification during the procurement process. However, no further clarification, etc. will be issued later than 12

Noon 1st April 2016

3) Please be aware that you need to download the documents attached to the advert on the Kent Business Portal, make your

submission by the due date. Your registration of interest will NOT be used to issue you with documents.

4) When submitting your SSQ etc. please keep additional marketing material to a minimum.

5) Contracts may be let on a phased basis with a number of properties built/works undertaken each year. The works may be tendered

during the programme duration. The works will be awarded using mini-competition or direct award.

(6) SSQ - to be accessed and downloaded from <https://www.kentbusinessportal.org.uk/>

(MT Ref:226234)

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>

VI.4.2) Body responsible for mediation procedures

Royal Courts of Justice

The Strand

London

WC21 2LL

Country

United Kingdom