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Award

Package Deal at Chesterfield Road, North Wingfield

GUINNESS DEVELOPMENTS LIMITED

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-012107

Procurement identifier (OCID): ocds-h6vhtk-04faec

Published 31 March 2025, 7:07pm

Section I: Contracting authority/entity

I.1) Name and addresses

GUINNESS DEVELOPMENTS LIMITED

7th Floor 350 Euston Road

London

NW13AX

Email

procurement@guinness.org.uk

Country

United Kingdom

Region code

UKI31 - Camden and City of London

Charity Commission (England and Wales)

IP031693

Internet address(es)

Main address

www.guinness.org.uk

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

Package Deal at Chesterfield Road, North Wingfield

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Traditional land and build "package deal" for the construction of 64 affordable rented homes on land off Chesterfield Road, North Wingfield, Derbyshire.

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: £13,205,217

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKF1 - Derbyshire and Nottinghamshire

Main site or place of performance

CHESTERFIELD ROAD, NORTH WINGFIELD, S42 5LG

II.2.4) Description of the procurement

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).

The contracting authority for the build contract under under PA2023 will be Guinness Developments Ltd. GDL is a subsidiary of The Guinness Partnership Ltd. (TGPL) but is a contracting authority in its own right. Ownership of the properties will be transferred to TGPL upon practical completion. The transaction for the purchase of land will be directly between Geda and TGPL.

II.2.11) Information about options

Options: No

II.2.14) Additional information

The contract value above is excluding VAT, as no VAT is applicable or payable on this contract.

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:

Guinness Developments Limited ("GDL") considers that in this case the use of the negotiated procedure without prior publication is justified on the basis of:

Regulation 32(b)(ii) of the Public Contract Regulations 2015 - single supplier - technical reasons

The direct award without prior publication justification applies 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.

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

12 March 2025

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

GEDA Construction Company Limited

36 Moor Road Coalisland

Dungannon

BT71 4QB

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Companies House

NI016265

The contractor/concessionaire is an SME

No

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

Total value of the contract/lot/concession: £13,205,217

Section VI. Complementary information

VI.3) Additional information

Guinness has formed the view that as the negotiations with the supplier were in progress for a substantial period of time prior to the 'go-live' date of the Procurement Act 2023, it is covered by the transition arrangements under PA23. This contract award is therefore being treated as subject to the Public Contract Regulations 2015, rather than PA23.

VI.4) Procedures for review

VI.4.1) Review body

The Guinness Partnership Ltd

7th Floor, 350 Euston Road

London

NW1 3AX

Country

United Kingdom