

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/012140-2026>

Contract

Land & Package Deal at Dark Lane, Calow

GUINNESS DEVELOPMENTS LIMITED

F03: Contract award notice

Notice identifier: 2026/S 000-012140

Procurement identifier (OCID): ocds-h6vhtk-052a06

Published 10 February 2026, 5:17pm

Section I: Contracting authority

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)

208076

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

Land & Package Deal at Dark Lane, Calow

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 35 affordable homes.

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: £7,126,712

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKF1 - Derbyshire and Nottinghamshire

Main site or place of performance

Dark Lane, Calow, Chesterfield, North East Derbyshire, S44 5AD

II.2.4) Description of the procurement

Guinness Developments Limited ("GDL") has entered into an agreement for the purchase of land and an associated build contract with SME housing developer Stancliffe Homes Ltd. ('Stancliffe'). This is a traditional land and build "package deal" brought to GDL by land agent Halo (Housing Assets Land and Organisation) Limited.

The scheme will result in the construction of 35 affordable homes on land off Dark Lane, Calow, S44 5AD. It comprises 16 rented and 19 shared ownership properties.

Stancliffe have arranged to purchase the site from a private vendor and have completed initial design work up to RIBA stage 3. The package deal is comprised of GDL entering into a JCT Design & Build contract for the construction of the new homes on the land with Stancliffe (which is the subject of this notice), and a simultaneous purchase of the land from Stancliffe by The Guinness Partnership Ltd., GDL's parent company (an exempt transaction under the Public Contract Regulations 2015).

The contracting authority for the purposes of the Procurement Regulations will be GDL. 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 from GDL to

TGPL upon practical completion. The transaction for the purchase of land will be directly between Stancliffe and TGPL.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

II.2.14) Additional information

Note:- Scoping and initial negotiations on this package deal commenced in January 2024 and were substantially underway prior to the implementation of the Procurement Act 2023. Guinness' view is therefore that this award is covered by the transition provisions built into PA23, and therefore that this contract award is subject to PCR2015, which is why a VEAT notice is being issued.

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 contractor was only 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.

A VEAT noticed was published well in advance of the contract being concluded.

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: [2025/S 000-028895](#)

IV.2.9) Information about termination of call for competition in the form of a prior information notice

The contracting authority will not award any further contracts based on the above prior information notice

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

19 December 2025

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

STANCLIFFE HOMES LIMITED

Office 3, Markham Lane Markham Vale

Chesterfield

S44 5HY

Country

United Kingdom

NUTS code

- UKF1 - Derbyshire and Nottinghamshire

Companies House

11168174

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: £7,126,712

Total value of the contract/lot: £7,126,712

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Guinness Partnership Ltd

7th Floor, 350 Euston Road

London

NW1 3AX

Email

procurement@guinness.org.uk

Country

United Kingdom