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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](mailto: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](http://www.guinness.org.uk)

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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## **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.

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## **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 notice 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

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## **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

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## **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](mailto:procurement@guinness.org.uk)

Country

United Kingdom