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Contract

ADPAR Street Appointment of Main Contractor replacement

Westminster City Council

F03: Contract award notice

Notice identifier: 2025/S 000-013555

Procurement identifier (OCID): ocids-h6vhtk-04fe85

Published 8 April 2025, 10:22am

Section I: Contracting authority

I.1) Name and addresses

Westminster City Council

64 Victoria Street

London

SW1E 6QP

Email

rtigere@westminster.gov.uk

Country

United Kingdom

Region code

UKI32 - Westminster

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.westminster.gov.uk

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

ADPAR Street Appointment of Main Contractor replacement

Reference number

PRJ_30087

II.1.2) Main CPV code

- 45211100 - Construction work for houses

II.1.3) Type of contract

Works

II.1.4) Short description

ADPAR Street Infills Package (B) Appointment of Main Contractor Replacement Contract

II.1.6) Information about lots

This contract is divided into lots: No

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

Lowest offer: £8,342,498 / Highest offer: £8,342,498 taken into consideration

II.2) Description

II.2.2) Additional CPV code(s)

- 45211100 - Construction work for houses

II.2.3) Place of performance

NUTS codes

- UKI32 - Westminster

Main site or place of performance

Westminster

II.2.4) Description of the procurement

Westminster City Council awarded a contract to Willmott Dixon Construction (Registration Number 00768173) for a Design and Build contract to complete the main works for Adpar Street which is part of the Council's Package B scheme development. The contract was awarded for a period of 10 months from December 2024 with a value of £8,342,498

II.2.5) Award criteria

Price

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.2.14) Additional information

The proposed appointment of Willmott Dixon Construction follows Geoffrey Osborne Limited going into administration on the 25th of April 2024, with the Council now seeking to conclude the replacement contractor appointment. At the time of insolvency, the Adpar Street scheme was approximately 80% complete, with an original date for practical completion in July 2024.

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

- No tenders or no suitable tenders/requests to participate in response to open procedure
- The services can be provided only by a particular economic operator for the following reason:
 - absence of competition for technical reasons
- Extreme urgency brought about by events unforeseeable for the contracting authority

Explanation:

The proposal submitted for Adpar Street by Willmott Dixon the project has a range of significant constraints due to the fact the contract is a recovery contract picking up on a partially complete project which at the time of the previous contractor becoming insolvent, the project was not watertight with the roofing only partially complete.

As a function of the risks associated with the partially complete works there was limited appetite from the market to step in as the replacement contractor and accept the associated risk of existing works already carried out by the previous contractor.

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract

Contract No

PrJ_30087

Title

ADPAR Street : Appointment of Main Contractor Replacement

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

6 January 2025

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received by electronic means: 1

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

V.2.3) Name and address of the contractor

Willmott Dixon Construction

London

Country

United Kingdom

NUTS code

- UKI32 - Westminster

Justification for not providing organisation identifier

Not on any register

The contractor is an SME

No

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

Total value of the contract/lot: £8,342,498

Section VI. Complementary information

VI.3) Additional information

The award of this contract to Willmott Dixon Construction a company registered with registration number 00768173 will be to enter into a JCT Design and Build 2016 contract to complete the main works for Adpar Street which is part of the Council's Package B scheme development. The contract will be for a period of 10 months from December 2024 with a value of £8,342,498.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand Street

London

Country

United Kingdom