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Award

Residential new build development at 7 Devonshire Place, Oxton, Wirral CH43 1TX

Magenta Living

F15: Voluntary ex ante transparency notice

Notice identifier: 2022/S 000-013725

Procurement identifier (OCID): ocds-h6vhtk-033c42

Published 23 May 2022, 10:48am

Section I: Contracting authority/entity

I.1) Name and addresses

Magenta Living

Partnership Building, Hamilton Street

Birkenhead

CH41 5AA

Email

richardoneill@magentaliving.org.uk

Telephone

+44 8081009596

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://www.magentaliving.org.uk>

Buyer's address

https://www.mytenders.co.uk/search/Search_AuthProfile.aspx?ID=AA42991

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

Residential new build development at 7 Devonshire Place, Oxton, Wirral CH43 1TX

Reference number

ML2022/020

II.1.2) Main CPV code

- 45211100 - Construction work for houses

II.1.3) Type of contract

Works

II.1.4) Short description

This development opportunity was brought to WPH (Developments) Limited by SEP Construction Limited to build an apartment block comprising of 30 x apartments

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: £3,350,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45211000 - Construction work for multi-dwelling buildings and individual houses

II.2.3) Place of performance

NUTS codes

- UKD74 - Wirral

Main site or place of performance

Wirral, Merseyside

II.2.4) Description of the procurement

WPH (Developments) Limited has entered into a design and build contract with SEP Construction Services Limited, following the purchase of the land from them. As a condition of the land purchase, the contract requires SEP Construction Services Limited to complete the design and construction of a new build block of 30x apartments

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

Negotiated without a prior call for competition

- The works, supplies or services can be provided only by a particular economic operator for the following reason:
 - absence of competition for technical reasons

Explanation:

Competition is absent because SEP Construction Limited will only sell the land on condition that WPH (Developments) Ltd enter into a contract for the delivery of the associated construction works. This is both a technical reason (under Public Contracts Regulations 2015 R 32(2)(b)(ii)) and SEP asserting its exclusive right to develop land whilst in its ownership before sale (under Regulation 32(2)(b)(iii)). WPH (Developments) Ltd has complied with the requirements of Regulation 32(2)(b) as WPH (Developments) Ltd can demonstrate that no reasonable substitute exists and the parameters of the procurement have not been narrowed. Substitute: There are no substitute Sites in WPH (Developments) Ltd ownership in the locality or, to the best of WPH (Developments) Ltd knowledge, other sites in the locality currently on the market and available for development with planning permission and which can be developed within the timescales necessary to meet need which would provide a reasonable alternative or substitute for the Site. PARAMETERS: WPH (Developments) Ltd has identified demand and therefore a requirement for homes in the Wirral area and in the locality of the Site.

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/concession

Contract No

1

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

23 May 2022

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

SEP Construction Services Limited

The Mezzanine Floor, Royal Liver Building, Pier Head

Liverpool

L3 1HU

Telephone

+44 1695317950

Country

United Kingdom

NUTS code

- UKD72 - Liverpool

Internet address

<https://www.sepprofessional.com/>

The contractor/concessionaire is an SME

Yes

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

Total value of the contract/lot/concession: £3,350,000

Section VI. Complementary information

VI.3) Additional information

(MT Ref:226366)

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>