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Contract

## **Construction of the development at Loxford Lane site, Ilford**

London Borough of Redbridge

F03: Contract award notice

Notice identifier: 2023/S 000-014151

Procurement identifier (OCID): ocds-h6vhtk-03453e

Published 18 May 2023, 11:17am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

London Borough of Redbridge

7th Floor, Lynton House, 255-259 High Road

Ilford

IG1 1NN

#### **Contact**

Mr Stephen Abraham

#### **Email**

[Stephen.Abraham@walthamforest.gov.uk](mailto:Stephen.Abraham@walthamforest.gov.uk)

#### **Telephone**

+44 7341548530

#### **Country**

United Kingdom

**Region code**

UKI53 - Redbridge and Waltham Forest

**Internet address(es)**

Main address

<http://www.redbridge.gov.uk/>

Buyer's address

<http://www.redbridge.gov.uk/>

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

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

Regional or local authority

**I.5) Main activity**

General public services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Construction of the development at Loxford Lane site, Ilford

Reference number

DN612804

#### **II.1.2) Main CPV code**

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

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The development consists of 159 homes, spread over 4 buildings with flats and 17 individual terraced homes. The contractor will be building the full scheme including site infrastructure works and landscaping.

The form of contract is a JCT (2016) Design & Build with LBR amendments. The contract will be managed by the Council's consultants within the appointed professional multi-disciplinary team for this scheme and they will also provide the clerk of works function.

#### **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: £50,630,023

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKI53 - Redbridge and Waltham Forest

#### **II.2.4) Description of the procurement**

Competitive procedure with Negotiation (CPN) was used to procure the works.

A single stage Design & Build using the Find a Tender Service under the CPN was the recommended route as this provided a much wider market coverage. The procedure offered flexibility and the option to negotiate with bidders.

Early market engagement with contractors was carried out to sound the market on this procedure during the procurement strategy stage.

#### **II.2.5) Award criteria**

Quality criterion - Name: Quality - Pre-BIM Execution Plan Design Development and Management Programme Existing Site & Logistics Project Risks Project Cost and Quality Building Safety Legislation Social Value and Sustainability Legal / Weighting: 45

Price - Weighting: 55

#### **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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **IV.1.6) Information about electronic auction**

An electronic auction will be used

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

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2022/S 000-016025](#)

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## **Section V. Award of contract**

### **Contract No**

1

### **Title**

Construction of the development at Loxford Lane site, Ilford

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

26 March 2023

#### **V.2.2) Information about tenders**

Number of tenders received: 2

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

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

**V.2.3) Name and address of the contractor**

Lovell Partnerships Limited

100 St John Street

London

EC1M 4EH

Country

United Kingdom

NUTS code

- UKI53 - Redbridge and Waltham Forest

Internet address

<http://www.redbridge.gov.uk/>

The contractor is an SME

No

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

Total value of the contract/lot: £50,630,022

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## Section VI. Complementary information

### VI.4) Procedures for review

#### VI.4.1) Review body

High Court of England and Wales

Strand, City of Westminster

London

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Country

United Kingdom

Internet address

<https://www.redbridge.gov.uk/>