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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): ocids-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

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

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

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](#)

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

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

Country

United Kingdom

Internet address

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