

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/016960-2021>

Contract

## **Modular Housing Framework**

Lewes District Council

F03: Contract award notice

Notice identifier: 2021/S 000-016960

Procurement identifier (OCID): ocds-h6vhtk-02a2d9

Published 19 July 2021, 4:24pm

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

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

Lewes District Council

Southover House, Southover Road

Lewes

BN7 1AB

#### **Contact**

James White

#### **Email**

[james.white@lewes-eastbourne.gov.uk](mailto:james.white@lewes-eastbourne.gov.uk)

#### **Country**

United Kingdom

**NUTS code**

UKJ22 - East Sussex CC

**Internet address(es)**

Main address

<https://www.lewes-eastbourne.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**

Modular Housing Framework

Reference number

EBBC - 032068

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

Lewes District Council (acting as the Lead Contracting Authority) and Eastbourne Borough

Council each have significant housing development programmes that they would like to deliver, primarily for affordable housing. Some of these projects will be delivered through the standard appointment of traditional construction companies; however, the Councils have identified the significant time and quality benefits of delivering homes through off-site manufactured construction, and further time and cost benefits through appointing a single contractor to deliver a larger pipeline of its medium and small sites. The Councils would therefore like to appoint a single contractor to a Framework Agreement to be the main modular delivery partner to deliver a significant number of residential sites. The majority of sites would be already in the Councils' ownership, but some may be purchased during the programme period.

### **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: £110,000,000

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45000000 - Construction work

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

NUTS codes

- UKJ22 - East Sussex CC

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

Lewes District Council (acting as the Lead Contracting Authority) and Eastbourne Borough Council each have significant housing development programmes that they would like to deliver, primarily for affordable housing. Some of these projects will be delivered through the standard appointment of traditional construction companies; however, the Councils have identified the significant time and quality benefits of delivering homes through off-site manufactured construction, and further time and cost benefits through appointing a single

contractor to deliver a larger pipeline of its medium and small sites. The Councils would therefore like to appoint a single contractor to a Framework Agreement to be the main modular delivery partner to deliver a significant number of residential sites. The majority of sites would be already in the Councils' ownership, but some may be purchased during the programme period.

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

Price

### **II.2.11) Information about options**

Options: Yes

Description of options

The framework agreement to be established through this procurement will be open for use by Lewes District Council and Eastbourne Borough Council (and in each case their statutory successors and organisations created as a result of re-organisation or organisational changes and their wholly owned entities and subsidiaries). It may also extend to other local government and public sector related organisations (and in each case their statutory successors and organisations created as a result of re-organisation or organisational changes and their wholly owned entities and subsidiaries) within the geographic areas of Brighton and Hove, East Sussex and West Sussex. The entities which may use this framework include (without limitation) the following entities: Aspiration Homes LLP, Lewes Housing Investment Company Limited, Eastbourne Homes Limited, Eastbourne Housing Investment Company Limited, East Sussex County Council, Wealden District Council, Rother District Council, Hastings Borough Council, Horsham District Council, Crawley Borough Council, Adur District Council, Worthing Borough Council, Arun District Council, Mid Sussex District Council, Brighton & Hove City Council

### **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**

Open procedure

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

#### **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: [2021/S 000-007016](#)

---

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

### **Title**

Modular Housing Framework

A contract/lot is awarded: Yes

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

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

14 July 2021

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

Number of tenders received: 8

Number of tenders received from SMEs: 8

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: 8

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

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

Boutique Modern Ltd

Units 3-7, Newhaven Industrial Park, Beach Road

Newhaven

BN9 0BX

Country

United Kingdom

NUTS code

- UKJ22 - East Sussex CC

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: £110,000,000

Total value of the contract/lot: £110,000,000

---

## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court of Justice

Strand

London

WC2A 2LL

Country

United Kingdom