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Contract

Queens Park Court Replacement Contract

Westminster City Council

F03: Contract award notice

Notice identifier: 2025/S 000-017305

Procurement identifier (OCID): ocds-h6vhtk-05085c

Published 28 April 2025, 1:43pm

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

Queens Park Court Replacement Contract

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

The contract is for Stage 2 JCT 2016 D&B contract (with WCC amends) with Willmott Dixon Construction (Registration Number 00768173) for the Main Works Construction of Queen's Park Court. The contract will be for a period of 12 months from December 2024.

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: £9,288,989

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI32 - Westminster

Main site or place of performance

Westminster as the crow flies from SW1 6QP

II.2.4) Description of the procurement

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 Queen's Park Court scheme was approximately 80% complete, with an original Practical Completion of August 2024.

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 contract was awarded to Willmott Dixon Construction (Registration Number 00768173) for the Main Works Construction of Queen's Park Court. The contract will be for a period of 12 months from December 2024, the award follows due diligence call off against the SCF framework.

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

- The procurement falls outside the scope of application of the regulations

Explanation:

The proposed appointment of Willmott Dixon Construction followed 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 Queen's Park Court scheme was approximately 80% complete, with an original Practical Completion of August 2024.

Background & Due Diligence

Immediately following Osborne entering Administration, the Procurement and Contract options were presented to the Cabinet Member for Regeneration and Renters. The preferred option was to negotiate an open book 2 stage Design & Build Contract, following a short competition between two Contractors.

The 2 Stage route was agreed as follows:

- Stage 1 – Mobilisation, forward orders and urgent remedial works, including weathering, hoarding and Health & Safety works – Up to £1,500,000 for the 3 Batch B sites together with a PCSA to progress design and price build up.
- Stage 2 – Completion of the works, including all ancillary, highways & 3rd party works as defined by Stage 1.

The Executive Director Regeneration, Economy and Regeneration subsequently approved the direct appointment of a Contractor to carry out Stage 1 of the recovery works (Mobilisation/Enabling) to a maximum sum of £500,000 for Queen's Park Court. It was also agreed that a Cabinet Member Report would be presented for approval following the completion of the stage 1 works, setting out the costs to complete the three projects.

As part of the Stage 1 works, proposals were requested from Willmott Dixon & Higgins for Stage 1 for Queen's Park Court, with Willmott Dixon recommended due to their lower OH&P

and initial Stage 1 cost, their proactive approach and quality of the tender. Willmott Dixon also named an experienced team which Higgins did not provide and demonstrated a good working relationship with the NHBC, which gives the best chance of achieving a Warranty backed project at the end of the works. Procurement Strategy – Southern Construction Framework

Upon conclusion of due-diligence and securing the site, the Council sought to proceed with procuring the replacement contractor to carry out the remaining Main Works. Several strategies were considered, as listed below:

1. WCC Directly Negotiate Main Works Contract with Willmott Dixon
2. Full Re-Tender of the Remedial and Completion Works
3. WCC directly appoint existing Subcontractors, Consultants under a Management Contract
4. WCC Procure a new Contractor via a Framework

From the options presented, the Council chose to progress the appointment via a Framework, with the Southern Construction Framework (Lot 3) selected for the Queen's Park Court Package of Works. The full rationale is detailed in the CGRB report presented to the Cabinet Member.

An Expression of Interest was carried out via the SCF Framework, which included the following 9 Main Contractors:

1. Bowmer and Kirkland
2. Galliford TRY
3. Graham
4. ISG
5. Willmott Dixon
6. Kier
7. Mace
8. Morgan Sindall
9. Tilbury Douglas

The Expression of Interest was undertaken over the course of September and responses received on the 20th of September 2024:

- 8x contractors declined with 1x Positive response received from Willmott Dixon Construction limited

Next Steps

Following the Expression of Interest, the recommendation was agreed to progress with a Direct Award via the SCF Framework for the contract to complete the Queen's Park Court works with Willmott Dixon Construction Ltd.

Queen's Park Court is scheduled to deliver 23 Social Rent homes within the Queen's Park Ward and is located right in the heart of a vibrant, thriving community in Westminster.

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

Queens Park Court: 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

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

- UKI - London

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £9,288,989

Total value of the contract/lot: £9,288,989

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

Country

United Kingdom