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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](mailto: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](http://www.westminster.gov.uk)

**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**

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.

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## 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

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### **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

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## **Section VI. Complementary information**

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

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

Royal Courts of Justice

London

Country

United Kingdom