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Contract

Torridon House - Main Contractor Replacement Package B

Westminster City Council

F03: Contract award notice

Notice identifier: 2025/S 000-017488

Procurement identifier (OCID): ocds-h6vhtk-0508d1

Published 29 April 2025, 9:49am

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

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

Torridon House - Main Contractor Replacement Package B

Reference number

PRJ_30089

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 award to Willmott Dixon Construction will be to construct and deliver 21 Social Rent homes within the Maida Vale Ward and is located right in the heart of a vibrant, thriving community in north Westminster. The contract award will also enter into a JCT design and Build 2016 contract to carry out the main construction works at Torridon House which is part of the Council's Package B development sites. 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: £7,235,573

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 contract award to Willmott Dixon Construction will be to construct and deliver 21 Social Rent homes within the Maida Vale Ward and is located right in the heart of a vibrant, thriving community in north Westminster. The contract award will also enter into a JCT design and Build 2016 contract to carry out the main construction works at Torrington House which is part of the Council's Package B development sites. The contract will be for a period of 12 months from December 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 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 Torrington House scheme was approximately 80% complete, with an original date for practical completion in July 2024

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 call-off via SCF framework allows for a direct award process where there is a demonstrable advantage for the contracting authority to award its project to a particular supplier, for example in providing continuation of a particular supplier's site team or setup from another project, a particular experience or specialism that is only available within a particular supplier, or a service only available via that supplier, that satisfies the needs of the contracting authority and represents best value. It is also possible to use the Direct Award option where there is an urgent programme requirement which does not allow sufficient time to carry out a Mini Competition.

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_30089

Title

Torridon House : 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

- UKI32 - Westminster

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: £7,235,573

Total value of the contract/lot: £7,235,573

Section VI. Complementary information

VI.3) Additional information

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 Torridon House scheme was approximately 80% complete, with an original date for practical completion in July 2024.

As part of WCC sourcing Strategy Southern Construction Framework was utilised and 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 compliant Framework

From the options presented, the Council chose to progress the appointment via the Southern Construction Framework (Lot 3) selected for the Torridon House as part of the Package B sites works. The full rationale is detailed in the cabinet report.

Soft market testing was undertaken via the Southern Construction Framework to gauge interest from contractors under Lot 3. Soft Market Test Questionnaire (the Questionnaire) was circulated to the following 9 Contractors of which Willmott Dixon Construction was the only contractor willing to take the risk on this project.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

London

Country

United Kingdom