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Contract

Provision of demolition of and development at 29-35 Russell Hill, Purley, Croydon CR 2LF

ASRA Construction Services Limited

F03: Contract award notice

Notice identifier: 2022/S 000-017762

Procurement identifier (OCID): ocids-h6vhtk-030dfb

Published 29 June 2022, 1:51pm

Section I: Contracting authority

I.1) Name and addresses

ASRA Construction Services Limited

3 Bede Island Road

Leicester

LE2 7EA

Contact

James Lambert

Email

james.lambert@pahousing.co.uk

Country

United Kingdom

NUTS code

UKF21 - Leicester

National registration number

07038264

Internet address(es)

Main address

<https://pahousing.co.uk>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Provision of demolition of and development at 29-35 Russell Hill, Purley, Croydon CR 2LF

Reference number

PAPP-0420

II.1.2) Main CPV code

- 45211340 - Multi-dwelling buildings construction work

II.1.3) Type of contract

Works

II.1.4) Short description

ACSL is seeking to appoint a suitably qualified and experienced contractor to enter into a JCT 2016 Design and Build Contract with bespoke amendments to undertake the redevelopment of a residential housing project for the redevelopment of the site at 29 – 35 Russell Hill Road, Purley, London consisting two (2) blocks comprising fifty (50) shared ownership residential units (Block A) and fifty six (56) affordable rent units (Block B) comprising a lower ground floor, ground floor and six (6) upper floors. The sixth floor level will be 17.1 metres above ground level.

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: £20,500,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45211340 - Multi-dwelling buildings construction work
- 45300000 - Building installation work

- 45400000 - Building completion work
- 71245000 - Approval plans, working drawings and specifications
- 45100000 - Site preparation work
- 45112700 - Landscaping work
- 45233100 - Construction work for highways, roads
- 45233161 - Footpath construction work
- 45113000 - Siteworks
- 45000000 - Construction work
- 45112712 - Landscaping work for gardens
- 50000000 - Repair and maintenance services
- 45211341 - Flats construction work
- 45112723 - Landscaping work for playgrounds
- 45111200 - Site preparation and clearance work
- 71248000 - Supervision of project and documentation
- 45111213 - Site-clearance work
- 71247000 - Supervision of building work
- 45343230 - Sprinkler systems installation work
- 45213312 - Car park building construction work
- 45111100 - Demolition work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

ACSL is seeking to appoint a suitably qualified and experienced contractor to enter into a JCT 2016 Design and Build Contract with bespoke amendments to undertake the redevelopment of a residential housing project for the redevelopment of the site at 29 – 35 Russell Hill Road, Purley, London consisting two (2) blocks comprising fifty (50) shared

ownership residential units (Block A) and fifty six (56) affordable rent units (Block B) comprising a lower ground floor, ground floor and six (6) upper floors. The sixth floor level will be 17.1 metres above ground level. ACSL anticipates that the completed Project is likely to be a •higher-risk building• within the meaning of the Building Safety Bill. The Site is in close proximity to Purley rail station and Purley War Memorial Hospital. The Project consists of two (2) blocks with associated services, landscaping, cycle storage and car parking areas. The Project will deliver a play space as well as planting and hard landscaping. The anticipated value of the Project is approximately twenty million, five hundred thousand pounds (£20,500,000) ex VAT. The anticipated build period for the Contract will be approximately 24 months.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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

Open procedure

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 000-001890](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 May 2022

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

Selsdon Building Contractors Ltd

56 Chapel View

South Croydon

CR2 7LF

Country

United Kingdom

NUTS code

- UKJ2 - Surrey, East and West Sussex

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: £22,005,020

Total value of the contract/lot: £20,500,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Value or proportion likely to be subcontracted to third parties

Value excluding VAT: £17,600,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom