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Contract

Contract for the development of an Intermediate Care Centre

GATESHEAD COUNCIL

F03: Contract award notice

Notice identifier: 2021/S 000-019345

Procurement identifier (OCID): ocids-h6vhtk-02986f

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Section I: Contracting authority

I.1) Name and addresses

GATESHEAD COUNCIL

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Contact

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Email

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Telephone

+44 1914335957

Country

United Kingdom

NUTS code

UKC2 - Northumberland and Tyne and Wear

Internet address(es)

Main address

www.gateshead.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

Contract for the development of an Intermediate Care Centre

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Award of a Public Works contract under Regulation 32(2) (b) (iii) of the Public Contract Regulations 2015 for the development of a single site, purpose built intermediate care centre in Gateshead at Gretna Terrace, Gateshead NE10 0BS. The public works

contract will be delivered on a turn-key basis (including fixtures and fittings) to enable the Council to transfer its intermediate care provision from its existing 3 centres to a single

purpose-built site. The Negotiated Procedure without Prior Publication was followed and is justified under Regulation 32 (2) (b) (iii)

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: £8,259,299.51

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC2 - Northumberland and Tyne and Wear

II.2.4) Description of the procurement

The Council currently operates its intermediary care provision across 3 centres but there is a need to move the provision to a fit for purpose, single site care provision to ensure that the

needs of the population are met now and for future years to come.

The fundamental considerations for the location of a single site centre were both its proximity to the Queen Elizabeth Hospital, Gateshead and having good transport links for family and

carers to get to, to visit loved ones. Therefore, the location requirement was for the new intermediary care centre to be located within a 1-mile radius of the Queen Elizabeth Hospital.

The delivery of a timely development is required to enable the existing intermediate care provision to transfer to a fit for purpose development, which will deliver essential savings.

It was a requirement for the new centre to be within very close proximity to a primary school to enable an essential intergenerational activity programme that is currently ran within an existing intermediate care centre to continue at the new centre. The Negotiated Procedure without Prior Publication has been followed and was justified under Regulation 32 (2) (b) (iii) for the award of a public works contracts for development of an

intermediate care centre at Gretna Terrace, Gateshead NE10 0BS. The development site meets the Council's fundamental location requirements being within the 1-mile radius of the

Queen Elizabeth Hospital, Gateshead with good transport links. The Works could only be supplied by a particular economic operator due to their exclusive rights as landowner of the

development site. A timely delivery of the development can be met because the site is cleared, has planning permission in place and will be delivered on a turn-key basis. There were no reasonable alternative or substitute development sites within the desired location that could meet the delivery timescales.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

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 services can be provided only by a particular economic operator for the following reason:
 - protection of exclusive rights, including intellectual property rights

Explanation:

The Works could only be supplied by a particular economic operator due to their exclusive rights as landowner of the

development site which meets the Councils fundamental requirements of location being within the 1-mile radius of the Queen Elizabeth Hospital, Gateshead. The requirement of a

timely delivery can be met because the site is cleared and has planning permission in place. The development site is also adjacent to Falla Primary School to enable the intergenerational

activity programme to be delivered within the new centre. There were no reasonable alternative or substitute development sites, with planning permission within the desired location which would be suitable for the development of an intermediate care centre.

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 000-004374](#)

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

19 July 2021

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

Leamside Estates Limited

Gateshead

Country

United Kingdom

NUTS code

- UKC2 - Northumberland and Tyne and Wear

The contractor is an SME

No

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

Total value of the contract/lot: £8,259,299.51

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Gateshead Council

Gateshead

Country

United Kingdom