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Contract

02840b - Strangers Way Housing Development

Luton Council

F03: Contract award notice

Notice identifier: 2024/S 000-019953

Procurement identifier (OCID): ocds-h6vhtk-0417c7

Published 1 July 2024, 2:21pm

Section I: Contracting authority

I.1) Name and addresses

Luton Council

Town Hall, George Street

Luton

LU1 2BQ

Contact

Ms Sandra Mullins

Email

Sandra.mullins@luton.gov.uk

Telephone

+44 1582546214

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<http://www.luton.gov.uk>

Buyer's address

<http://www.luton.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Other activity

Design and Delivery

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

02840b - Strangers Way Housing Development

Reference number

DN693544

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Luton Council is working on behalf of Foxhall Homes Ltd who proposed to develop the land at Strangers Way for 48 dwellings with associated external works and infrastructure. The project involves the process of re-procuring a main contractor to complete all the outstanding works to the development.

The proposal is vital to providing additional housing to meet Luton's housing need as identified in the latest Local Plan 2011-2031. The proposal to deliver 30% affordable homes and 70% private units which offer a high standard of sustainable accommodation.

Foxhall Homes Ltd. appointed a Contractor in November 2020 to develop the Stage 4 designs with the Stage 5 works commencing on site in January 2021.

In March 2023, the appointed Contractor became insolvent and Foxhall Homes Ltd. terminated the Contractor's employment under the Building Contract in April 2023.

Overall progress to date of each section summarised:

- Section 1 Plots 24-32 85% complete
- Section 2 Plots 10-23; 33-38 50% complete
- Section 3 Plots 1-4 25% complete
- Section 3 Plots 5-9; 40-48 40% complete

The supplier shall be shall act as a Main Contractor responsible for the design and construction of all units, associated external works, and statutory services/connections,

operating under a JCT Design and Build Contract 2016 incorporating Special Conditions.

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: £5,611,706.96

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

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II.2.5) Award criteria

Cost criterion - Name: Price / Weighting: 50

Cost criterion - Name: Quality / Weighting: 30

Cost criterion - Name: Social Value / Weighting: 20

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

Restricted procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-033460](#)

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

10 June 2024

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 2

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

Boom Construction Ltd

Harben House, Harben Parade

London

NW3 6LH

Email

RPeterson@boomconstruction.co.uk

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

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

Total value of the contract/lot: £5,611,706.96

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Luton Council

Town Hall

Luton

LU1 2BQ

Country

United Kingdom