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Contract

## **FEW1153 - Development Agreement Plot 3a-c Exploration Drive, Leicester**

Leicester City Council

F03: Contract award notice

Notice identifier: 2022/S 000-019966

Procurement identifier (OCID): ocids-h6vhtk-0354a6

Published 22 July 2022, 9:00am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Leicester City Council

City Hall, 115 Charles Street

Leicester

LE1 1FZ

#### **Contact**

Mr Andrew Button

#### **Email**

[andrew.button@leicester.gov.uk](mailto:andrew.button@leicester.gov.uk)

#### **Telephone**

+44 1164546184

#### **Country**

United Kingdom

**NUTS code**

UKF2 - Leicestershire, Rutland and Northamptonshire

**Internet address(es)**

Main address

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

Buyer's address

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

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

General public services

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

FEW1153 - Development Agreement Plot 3a-c Exploration Drive, Leicester

Reference number

DN623372

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

The Dock 3 scheme will deliver approx. 6,000sq.m of commercial space. This space will be approx. 4,000sq.m of offices in 2 buildings and 2,000sq.m of industrial space in a terrace of 9 units. The accommodation will be delivered on a turnkey basis and will be net carbon zero operationally

#### **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: £14,250,000

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 71000000 - Architectural, construction, engineering and inspection services

#### **II.2.3) Place of performance**

NUTS codes

- UKF2 - Leicestershire, Rutland and Northamptonshire

#### **II.2.4) Description of the procurement**

The Dock 3 scheme will deliver approx. 6,000sq.m of commercial space. This space will be approx. 4,000sq.m of offices in 2 buildings and 2,000sq.m of industrial space in a terrace of 9 units. The accommodation will be delivered on a turnkey basis and will be net carbon zero operationally.

#### **II.2.5) Award criteria**

Cost criterion - Name: cost / Weighting: 100

#### **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

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

Explanation:

The supplier has the benefit of an option over part of the site. The option gives them a contractual right to acquire the land and bring forward its redevelopment. To carry out the further development of Dock 3 – this is based on the way in which the site is being developed such that the proposed terrace of office units' straddle both the existing site and the land the subject of the option. The supplier was commissioned to carry out design, enabling and other works to the whole site. To appoint a developer following the completion of those works would thereby incur a time delay, in understanding the site. It is likely the buildings on site will be heated by a series of ground source heat pumps. This sort of technical approach will only work on a site-wide basis. Surface water drainage to serve the site, also requires a site-wide approach. Finally, there are other practical issues in having two developers working on the same site. We understand that it in particular the developers would need to agree on how and when levels would be tied up and how and when they would work adjacent to each other on a tight site. Dock 2 was built out with the compound on the adjacent site which is the subject site here. There is no adjacent land left. If one developer develops the site, they are going to need to move a compound around. If there are two developers, it will be very difficult to have two compounds moving around a 3-acre site during a tight development programme.

#### **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**

FEW1153

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

21 July 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received from SMEs: 1

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: 0

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

BRACKLEY PROPERTY DEVELOPMENTS LIMITED

Stepnell House, Lawford Road

Rugby

CV21 2UU

Country

United Kingdom

NUTS code

- UKG33 - Coventry

National registration number

09663262

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £14,250,000

Total value of the contract/lot: £14,250,000

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## **Section VI. Complementary information**

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

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

Construction and Technology Court (Queens Bench Division)

Priory Courts, 33 Bull street

Birmingham

B4 6DS

Country

United Kingdom