

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/024825-2022>

Contract

## **Provision for a design and build contract for a development at Strathmore Centre, Strathmore Road, Teddington, TW11 8UH**

ASRA Construction Services Limited

F03: Contract award notice

Notice identifier: 2022/S 000-024825

Procurement identifier (OCID): ocids-h6vhtk-02d0db

Published 5 September 2022, 2:29pm

### **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](mailto:james.lambert@pahousing.co.uk)

#### **Country**

United Kingdom

**NUTS code**

UKF21 - Leicester

**Internet address(es)**

Main address

<https://www.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 for a design and build contract for a development at Strathmore Centre, Strathmore Road, Teddington, TW11 8UH

Reference number

PAPP-0366

**II.1.2) Main CPV code**

- 45211340 - Multi-dwelling buildings construction work

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

The Project aims to deliver a three-storey development consisting of 30 residential units (of which 6 are one-bedroom, 17 are two-bedroom units and 7 are three bedroom units) at a site located on Strathmore Road, Teddington (the Site). Paragon ASRA aims to

regenerate the site to provide a pleasant living environment for residents. The scheme consists of 1 block with associated services, landscaping, cycle storage and car parking areas. The Project will also include the construction of a new build nursery on the grounds adjacent to the main residential block as well as planting and hard landscaping.

#### **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: £8,200,000

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

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

- 45000000 - Construction 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
- 45112712 - Landscaping work for gardens
- 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
- 45111100 - Demolition work

- 45343230 - Sprinkler systems installation work
- 45213312 - Car park building construction work
- 45300000 - Building installation work

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

NUTS codes

- UKJ2 - Surrey, East and West Sussex

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

ASRA is seeking to appoint a suitably qualified and experienced contractor to enter into a JCT 2016 Design and Build Contract with Quantities with bespoke amendments to undertake the redevelopment of a residential housing project for the redevelopment of Strathmore Centre, Strathmore Road, Teddington. The Project aims to deliver a three-storey development consisting of 30 residential units at a site located on Strathmore Road, Teddington. Paragon ASRA aims to regenerate the site to provide a pleasant living environment for residents. The Project has achieved planning permission and aims to deliver 30 units of which 6 are one bedroom, 17 are two-bedroom units and 7 are three bedroom units. The scheme consists of 1 block with associated services, landscaping, cycle storage and car parking areas. The Project will also include the construction of a new build nursery on the grounds adjacent to the main residential block as well as planting and hard landscaping. The anticipated value of the Project is approximately £8,200,000 ex VAT. Tenderers should note that this sum is indicative only and is not to be read as a fixed or final cost. The form of contract for the Project will be the JCT 2016 Design and Build Contract with bespoke amendments. The anticipated build period for the Contract will be approximately 18 months

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

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: Cost / 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**

Restricted 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: [2021/S 000-018797](#)

---

## **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**

22 August 2022

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

Number of tenders received: 4

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: 4

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

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

Life Build Solutions Limited

2 Buckingham Place, Bellfield Road West

High Wycombe

HP13 5HW

Country

United Kingdom

NUTS code

- UKJ13 - Buckinghamshire CC

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: £8,200,000

Total value of the contract/lot: £9,312,987

**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: £5,920,000

---

## **Section VI. Complementary information**

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

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

High Court of England and Wales

The Royal Courts of justice, The Strand

London

W2 2LL

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

High Court of England and Wales

The Royal Courts of Justice, The Strand

London

W2 2LL

Country

United Kingdom