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Award

Intention to Award Contract for Residential Development: London Road, Stockport

STOCKPORT HOMES LIMITED

F15: Voluntary ex ante transparency notice

Notice identifier: 2024/S 000-026754

Procurement identifier (OCID): ocds-h6vhtk-0492cb

Published 21 August 2024, 5:58pm

Section I: Contracting authority/entity

I.1) Name and addresses

STOCKPORT HOMES LIMITED

Cornerstone, 2 Edward Street

STOCKPORT

SK1 3NQ

Contact

Ingrid Toon

Email

procurementshl@stockporthomes.org

Country

United Kingdom

Region code

UKD35 - Greater Manchester South East

Companies House

04521257

Internet address(es)

Main address

<https://www.stockporthomes.org/>

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

Intention to Award Contract for Residential Development: London Road, Stockport

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Development of 32 new build residential units for affordable housing purposes on the site of a former pub.

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: £5,522,329.30

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

II.2.4) Description of the procurement

Construction of 32 newbuild apartments (one and two bedroomed) and associated parking, amenity space and service connections.

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Negotiated without a prior call for competition

- No tenders or no suitable tenders/requests to participate in response to restricted procedure

Explanation:

The site requires substantial remediation work and is subject to major public financial assistance to make development viable.

The Council through its Arm's Length Management Organisation Stockport Homes Limited (SHL) has sought expressions of interest in the residential development of this site for affordable housing on four separate occasions.

On two occasions the Council and SHL have used specific residential construction frameworks - the JV North Framework and the Modular Construction framework. No bids capable of acceptance were submitted.

On a further two occasions the Council and SHL have approached the market on a restricted basis. Only one expression of interest capable of being accepted has been submitted, by the intended contract counterparty.

The Council / SHL has therefore conducted a negotiated procedure without publication in accordance with regulation 32(2)(a) of the Public Contracts Regulations 2015 in respect of the proposed contract and is now ready to award a contract to the successful tenderer.

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

23 July 2024

V.2.2) Information about tenders

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

V.2.3) Name and address of the contractor/concessionaire

Watson Construction Limited

Spark Studio, 208-210 Great Clowes Street

Salford

M7 2ZS

Country

United Kingdom

NUTS code

- UKD - North West (England)

Companies House

08621624

The contractor/concessionaire is an SME

Yes

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

Initial estimated total value of the contract/lot/concession: £5,522,329.30

Total value of the contract/lot/concession: £5,522,329.30

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice

Strand

London

WC2A 2LL

Country

United Kingdom