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Tender

## **Property Legal Services**

Development Bank of Wales

F02: Contract notice

Notice identifier: 2024/S 000-029371

Procurement identifier (OCID): ocds-h6vhtk-049aab

Published 13 September 2024, 11:58am

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

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

Development Bank of Wales

Development Bank of Wales plc, Unit J, Yale Business Village, Ellis Way

Wrexham

LL13 7Y

#### **Contact**

Leanne Millard

#### **Email**

[leanne.millard@developmentbank.wales](mailto:leanne.millard@developmentbank.wales)

#### **Telephone**

+44 2920338100

#### **Fax**

+44 2920338101

**Country**

United Kingdom

**NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

<http://developmentbank.wales>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0555](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0555)

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://etenderwales.bravosolution.co.uk/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://etenderwales.bravosolution.co.uk/>

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

Body governed by public law

**I.5) Main activity**

Other activity

Finance

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## **Section II: Object**

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

#### **II.1.1) Title**

Property Legal Services

Reference number

DBW00088.00

#### **II.1.2) Main CPV code**

- 79100000 - Legal services

#### **II.1.3) Type of contract**

Services

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

DBW are looking for suppliers to undertake Property legal services

#### **II.1.5) Estimated total value**

Value excluding VAT: £5,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots

3

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

#### **II.2.1) Title**

Lot 1a loan sizes up to 250k

Lot No

1

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

- 79100000 - Legal services
- 79111000 - Legal advisory services

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

NUTS codes

- UK - United Kingdom

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

This lot is for loan services up to a value of GBP250,000. Suppliers will be required to provide

Certificate of title (template)

Review valuation report

carry out pre-completion searched

Deal with completion monies

draft and register charge (template) at Companies House and HMLR

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Start date

26 November 2024

End date

25 November 2026

This contract is subject to renewal

Yes

Description of renewals

this contract will be extended for a further 8 years in 24 month increments

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

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

#### **II.2.1) Title**

Lot 1b Loan value between 250k to 1m

Lot No

2

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

- 79100000 - Legal services
- 79111000 - Legal advisory services

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

NUTS codes

- UK - United Kingdom

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

loan sizes of GBP250k to GBP1m (commercial) or GBP1.5m (residential)

services will include

Certificate of title (template)

Review valuation report

carry out pre-completion searches

deal with completion searches

deal with completion monies

draft and register charge (template) at Companies House and HMLR

Review and build contract and associated collateral warranty (template)

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Start date

26 November 2024

End date

25 November 2026

This contract is subject to renewal

Yes

Description of renewals

option to extend for 8 years in 24 month increments

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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

## **II.2) Description**

### **II.2.1) Title**

Lot 1c loan size over 1m

Lot No

3

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

- 79100000 - Legal services
- 79111000 - Legal advisory services

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

NUTS codes

- UK - United Kingdom

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

Services required

Certificate of title (template) including review of planning permission

Review valuation report

carry out pre-completion searches

deal with completion searches

deal with completion monies

draft and register charge (template) at Companies House and HMLR

Review of build contract and associated collateral warranty (template)

review appointments and Collateral Warranties (template) for contractors and consultants

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

Price is not the only award criterion and all criteria are stated only in the procurement documents

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Start date

26 November 2024

End date

25 November 2026

This contract is subject to renewal

Yes

Description of renewals

option to extend for 8 years in 24 month increments

**II.2.10) Information about variants**

Variants will be accepted: No

**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 III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

KPIs have been included in the tender documents

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open 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.2.2) Time limit for receipt of tenders or requests to participate**

Date

14 October 2024

Local time

12:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

#### **IV.2.7) Conditions for opening of tenders**

Date

14 October 2024

Local time

12:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 2034

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

DBW is a wholly owned subsidiary of the Welsh Government. Launched in 2017, DBW's purpose is to mobilise economic development in the Welsh market. As a cornerstone of the Welsh Government's organisation for delivery of financial instruments, DBW's mission is to unlock potential in the economy of Wales by increasing the provision of sustainable, effective finance. Up to 31st March 2024, DBW has directly invested GBP778m into the Welsh economy and leveraged GBP531m from private sector investments. DBW has supported 3938 businesses, supported 41,700 jobs with a total impact of GBP1.66bn on the Welsh economy.

Suppliers may bid for more than one Lot; however, it is important that Suppliers understand we are looking to appoint firms whose size is commensurate with the loan sizes under the respective Lots.

It is DBW's intention to award each successful Supplier appointments to no more than one Lot. DBW shall only award multiple appointments to the same Supplier if there are no other Suppliers meeting the minimum quality threshold score for that Lot.

The following number of instructions per annum are expected (please note these figures are indicative):

1a - 30 on a rota basis

1b - 25 via quotes or direct award

1c - 15 via quotes or direct award

DBW will appoint a maximum number of Suppliers per Lot as follows:

1a - 3 on a rota basis

1b - 5 via quotes or direct award

1c - 5 via quotes or direct award

NOTE: The authority is using eTenderwales to carry out this procurement process. To obtain further information record your interest on Sell2Wales at

[https://www.sell2wales.gov.wales/search/search\\_switch.aspx?ID=144533](https://www.sell2wales.gov.wales/search/search_switch.aspx?ID=144533)

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

Please refer to the tender documentation

(WA Ref:144533)

The buyer considers that this contract is suitable for consortia.

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

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

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom