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Award

AG - 0592 - 2020_Totnes Transition Homes CLT, Clay Park, Dartington

ASTER GROUP LIMITED

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-030794

Procurement identifier (OCID): ocids-h6vhtk-0544f9

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Scope

Reference

CAS-01049-Y8Q1C9

Description

Aster had commenced the delivery of 39 affordable homes at Clay Park, Dartington, through a contract with Acheson Construction, appointed via a PCR2015-compliant framework (Westworks). Enabling works had started on site, and the scheme was progressing in line with planning and funding milestones.

On 14 February 2025, Acheson issued a notice of intention to appoint administrators, forcing Aster to terminate the contract. This created an urgent need to secure a new contractor to avoid losing sub-contractor packages, escalating costs, and, critically, to meet a 3 June 2025 planning deadline to retain permission.

Aster proposes a direct award to Clayewater Homes Ltd under the Procurement Act 2023, using the "advantageous terms due to insolvency" justification. Clayewater can mobilise immediately, retain existing subcontractors, and deliver the scheme at a fixed price below inflation-adjusted costs. A transparency notice will be published, and a Development Agreement entered into after the mandatory standstill period.

Contract 1. Totnes Transition Homes CLT

Supplier

- [Clayewater Homes](#)

Contract value

- £10,700,000 excluding VAT
- £10,700,001 including VAT

Above the relevant threshold

Earliest date the contract will be signed

21 June 2025

Contract dates (estimated)

- 23 June 2025 to 14 November 2025
- 4 months, 22 days

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Advantageous terms on insolvency

Following the insolvency of Acheson Construction, which was originally appointed via a PCR2015 framework, Aster is under significant time pressure to commence works before a planning permission deadline of 3 June 2025. A new contract is proposed with

Clayewater Homes Ltd, who offer a fixed price that is £67,331 below the adjusted value of the Acheson contract (including inflation), and who can deliver without delay due to existing capacity and established working relationships. The direct award ensures advantageous terms and protects against cost escalation, loss of subcontractor packages, and planning expiry.

Supplier

Clayewater Homes

- Companies House: 06719634

Brannam Crescent, Roundswell Business Park

Barnstaple

EX 31 3TD

United Kingdom

Telephone: 01271445950

Email: paulmadge@clayewaterpg.co.uk

Region: UKK43 - Devon CC

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1. Totnes Transition Homes CLT

Contracting authority

ASTER GROUP LIMITED

- Companies House: IP29573R

Sarson Court

Devizes

SN10 2AZ

United Kingdom

Email: aster.procurement@aster.co.uk

Region: UKK15 - Wiltshire CC

Organisation type: Public authority - sub-central government