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Contract

NCC1112 Walkergate Supported Housing Development

Northumberland County Council

F03: Contract award notice

Notice identifier: 2024/S 000-031457

Procurement identifier (OCID): ocds-h6vhtk-04a4d9

Published 1 October 2024, 8:33pm

Section I: Contracting authority

I.1) Name and addresses

Northumberland County Council

County Hall

Morpeth

NE61 2EF

Contact

Mrs Kerry Davidson

Email

kerry.davidson@northumberland.gov.uk

Telephone

+44 7500065685

Country

United Kingdom

Region code

UKC21 - Northumberland

Internet address(es)

Main address

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

Buyer's address

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

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

NCC1112 Walkergate Supported Housing Development

Reference number

DN699734

II.1.2) Main CPV code

- 45211200 - Sheltered housing construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Northumberland County Council's Extra Care and Supported Housing Strategy sets out the council's commitment to increase the level and choice of supported accommodation for vulnerable adults across the county. To support the council in delivering this commitment there is a requirement to develop Affordable Rented self-contained apartments for people with a Learning Disability, Autism Spectrum Disorder and/or mental health condition in the Town Centre of Berwick.

The Council is seeking to appoint a Provider to design, construct and manage the development of a suggested minimum of 8 and a maximum of 12 self contained apartments for people with a learning disability, autism spectrum disorder and/or mental health condition in Berwick. The design needs to be flexible to accommodate the different potential client groups. The Council has no preference with respect to any client group using the scheme.

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: £150,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC2 - Northumberland and Tyne and Wear

II.2.4) Description of the procurement

The Provider's services will have two components: -

1. A Contractor, to build out the site, and
2. A Registered Provider (i.e. an organisation registered with Regulator of Social Housing) as Landlord to manage the property.

The above can be the same or two different organisations, but a single party (the Provider) is required to sign the contract, the successful Provider will be contractually responsible for the works and services. Support for the residents will be commissioned separately by the Council under the Council's Specialist Services Framework. The Provider will not be required to commission the resident care services nor to subsequently manage the care provider, as this obligation will fall to the Council.

II.2.5) Award criteria

Quality criterion - Name: Q1 - Site Accommodation / Weighting: 30

Quality criterion - Name: Q2 - Estate Management / Weighting: 25

Quality criterion - Name: Q3- Key Stakeholders / Weighting: 10

Quality criterion - Name: Q4 - Technology / Weighting: 10

Quality criterion - Name: Q5 - Number of Units / Weighting: 5

Quality criterion - Name: Social Value / Weighting: 5

Quality criterion - Name: Carbon Reduction / Weighting: 5

Price - Weighting: 10

II.2.11) Information about options

Options: Yes

Description of options

Price Evaluation

The Contracting Authority gave the highest price submission 10%.

The Land Acquisition Price was the only pricing element to be evaluated. The Contracting Authority gave the price submission the following scores:

2.5% for £0 to £49,999

5% for £50,000 to £99,999

7.5% for £100,000 to £149,999 10%

for £150,000 or above.

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

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

This Contract involves the service category of Health, Social and Related Services under Schedule 3 of the Public Contracts Regulations 2015 and is therefore subject to the Light Touch procurement regime. This procurement is therefore not deemed to be subject to the full application of the Public

Contracts Regulations 2015.

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

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

5 September 2024

V.2.2) Information about tenders

Number of tenders received: 1

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

J&W Lowry Ltd

76 Eastern Way

Ponteland

NE20 9RE

Country

United Kingdom

NUTS code

- UKC2 - Northumberland and Tyne and Wear

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Turning Point

America House, 2 America Square

London

EC3 2LU

Country

United Kingdom

NUTS code

- UKC2 - Northumberland and Tyne and Wear

The contractor is an SME

Yes

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

Total value of the contract/lot: £150,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

www.northumberland.gov.uk

Morpeth

NE61 eEF

Country

United Kingdom