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Contract

Land and Build Agreement for Development and Sale of 92 Affordable Units at Higher Lane, Rainford

COBALT HOUSING LIMITED

F03: Contract award notice

Notice identifier: 2024/S 000-032218

Procurement identifier (OCID): ocids-h6vhtk-046f6c

Published 8 October 2024, 12:03pm

Section I: Contracting authority

I.1) Name and addresses

COBALT HOUSING LIMITED

199 Lower House Lane

LIVERPOOL

L112SF

Contact

Alex Cantrill

Email

alex.cantrill@cobalthousing.org.uk

Telephone

+44 1516338119

Country

United Kingdom

Region code

UKD72 - Liverpool

Charity Commission (England and Wales)

IP29516R

Internet address(es)

Main address

<https://cobalthousing.org.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

Land and Build Agreement for Development and Sale of 92 Affordable Units at Higher Lane, Rainford

II.1.2) Main CPV code

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

II.1.3) Type of contract

Works

II.1.4) Short description

Purchase of land and properties comprising of 92 new build affordable homes including all

associated works.

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: £16,039,882

II.2) Description

II.2.2) Additional CPV code(s)

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

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

II.2.4) Description of the procurement

Construction of 92 homes including all associated works.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: 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:

In 2023, the opportunity for a Registered Provider to partner with Miller Homes at Higher Lane, Rainford, St Helens was introduced to Cobalt by its retained consultant. Cobalt was selected by the developer because it was deemed more competitive than that of other providers bidding to the developer.

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: [2024/S 000-018185](#)

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

7 October 2024

V.2.2) Information about tenders

Number of tenders received: 1

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

V.2.3) Name and address of the contractor

Miller Homes Limited

Miller House, 2 Lochside View

Edinburgh

EH12 9DH

Country

United Kingdom

NUTS code

- UKM - Scotland

Companies House

SC255429

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: £16,039,882

Total value of the contract/lot: £16,039,882

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court

London

Country

United Kingdom