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Award

## **Lease of Healthcare Building**

Solent NHS Trust

F15: Voluntary ex ante transparency notice

Notice identifier: 2021/S 000-032274

Procurement identifier (OCID): ocids-h6vhtk-030589

Published 23 December 2021, 10:45pm

### **Section I: Contracting authority/entity**

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

Solent NHS Trust

Solent NHS Trust Headquarters

Southampton

SO19 8BR

#### **Email**

[Sue.Wareham1@solent.nhs.uk](mailto:Sue.Wareham1@solent.nhs.uk)

#### **Telephone**

+44 2380608922

#### **Country**

United Kingdom

#### **NUTS code**

UKJ3 - Hampshire and Isle of Wight

**Internet address(es)**

Main address

[www.solent.nhs.uk](http://www.solent.nhs.uk)

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

Body governed by public law

**I.5) Main activity**

Health

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## **Section II: Object**

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

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

Lease of Healthcare Building

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

- 45215130 - Clinic construction work

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

Works

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

Lease of a building to be able to bring together the Solent's Childrens Services in Fareham and Gosport.

#### **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: £7,245,000

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

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

NUTS codes

- UKJ3 - Hampshire and Isle of Wight

Main site or place of performance

Fareham

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

Solent NHS Trust have been attempting to bring their Child & Family three principal services in the Fareham & Gosport area together into a single property for some time.

Various options have been explored over time, but the limiting factor is the capital expenditure needed to make the properties suitable for their use.

Haven Health Portsmouth Ltd approached the Trust with a potential site in the town centre. The property is a substantial part 2 part 3 storey building needing refurbishment.

Haven Health Portsmouth Ltd have acquired, at their own risk, an option to purchase the site on a subject to planning basis, and are looking for Solent to enter into to an agreement for lease, subject to planning consent and refurbishment basis, to an agreed design and fit out specification.

Proposed layout plans have been prepared by Haven based on some high-level Trust accommodation including 11 therapy/consulting rooms plus ancillary and admin/office space.

Subject to planning permission being obtained and the refurbishment carried out Solent NHS Trust will lease the building for a term of 21 years from completion. Break clause: Tenant only at end year 15

The estimated contract value includes rent and annual service charges for the term of the lease.

#### **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 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:

The acquisition and refurbishment of the building will be by Haven Health Portsmouth Ltd not Solent NHS Trust.

Solent NHS Trust will only be entering into a lease of the completed building.

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

The procurement is covered by the Government Procurement Agreement: Yes

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## **Section V. Award of contract/concession**

### **Title**

Lease of Healthcare Building

A contract/lot is awarded: Yes

### **V.2) Award of contract/concession**

#### **V.2.1) Date of conclusion of the contract**

20 December 2021

#### **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**

Haven Health Portsmouth Ltd

Portsmouth

Country

United Kingdom

NUTS code

- UKJ31 - Portsmouth

National registration number

12363508

The contractor/concessionaire is an SME

No

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

Total value of the contract/lot/concession: £7,245,000

#### **V.2.5) Information about subcontracting**

The contract/lot/concession is likely to be subcontracted

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## **Section VI. Complementary information**

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

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

Solent NHS Trust

Southampton

Country

United Kingdom