

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/032295-2023>

Contract

Balmoral Castle Public House and Darwin House Development-Main Works Contractor

Westminster City Council

Westminster City Council

F03: Contract award notice

Notice identifier: 2023/S 000-032295

Procurement identifier (OCID): ocds-h6vhtk-0410eb

Published 1 November 2023, 12:28pm

Section I: Contracting authority

I.1) Name and addresses

Westminster City Council

64 Victoria Street

London

SW1E 6QP

Contact

Ronny Tigere

Email

rtigere@westminster.gov.uk

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

<https://www.capitalesourcing.com>

Buyer's address

<https://www.capitalesourcing.com>

I.1) Name and addresses

Westminster City Council

64 Victoria Street

London

SW1E 6QP

Contact

Ronny Tigere

Email

rtigere@westminster.gov.uk

Country

United Kingdom

Region code

UKI32 - Westminster

Internet address(es)

Main address

<https://www.capitalesourcing.com>

Buyer's address

<https://www.capitalesourcing.com>

I.2) Information about joint procurement

The contract involves joint procurement

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

Balmoral Castle Public House and Darwin House Development-Main Works Contractor

Reference number

Prj_WCC_21495

II.1.2) Main CPV code

- 45211100 - Construction work for houses

II.1.3) Type of contract

Works

II.1.4) Short description

The contract is for development of Balmoral Castle and Darwin House

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: £33,545,352.10

II.2) Description

II.2.2) Additional CPV code(s)

- 45211100 - Construction work for houses

II.2.3) Place of performance

NUTS codes

- UKI32 - Westminster

Main site or place of performance

The site comprises the former Balmoral Castle public house, Darwin House and 23

garages (the Site). It is located adjacent to Churchill Gardens Estate and is part of the Churchill Gardens Conservation

II.2.4) Description of the procurement

Phase 2 includes the development of 34 new homes - Community supported housing (CSH) (Block A), Phase 3 comprises the demolition of Darwin House and Phase 4 includes the development of 18 new homes – Affordable Intermediate Rent housing (Block B).

II.2.5) Award criteria

Quality criterion - Name: Commercial / Weighting: 32.85%

Cost criterion - Name: Quality Design & Delivery / Weighting: 9.6%

Cost criterion - Name: Resources & Skills / Weighting: 4.8%

Cost criterion - Name: Programme / Weighting: 7.8%

Cost criterion - Name: Risk Management / Weighting: 3.6%

Cost criterion - Name: Cost Management / Weighting: 7.2%

Cost criterion - Name: Construction & Delivery / Weighting: 7.0%

Cost criterion - Name: Social Value / Weighting: 5.0%

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.2.14) Additional information

The award is for a Design & Build Construction Contract for Balmoral Castle Public House and Darwin House Regeneration project for the total sum of £33,545,352.10 (which sum includes the cost of pre-construction services and enabling works which are subsumed into this contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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: [2019/S 025-054274](#)

Section V. Award of contract

Contract No

RM6088

Lot No

6.2

Title

Residential

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 March 2023

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 1

Number of tenders received by electronic means: 4

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

V.2.3) Name and address of the contractor

Wates Construction Ltd

Leatherhead

Country

United Kingdom

NUTS code

- UKJ25 - West Surrey

The contractor is an SME

No

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

Total value of the contract/lot: £33,545,352.10

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court of Justice

The Royal Court of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom