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Contract

Housing Development at the Former Showcase Cinema Car Park, 340 East Lancashire Road, Liverpool, L11 9DH

COBALT HOUSING LIMITED

F03: Contract award notice

Notice identifier: 2022/S 000-032364

Procurement identifier (OCID): ocids-h6vhtk-038491

Published 15 November 2022, 1:09pm

Section I: Contracting authority

I.1) Name and addresses

COBALT HOUSING LIMITED

199 Lower House Lane

LIVERPOOL

L112SF

Contact

Osian Edwards

Email

procurement@cobalthousing.org.uk

Telephone

+44 1516338060

Country

United Kingdom

Region code

UKD72 - Liverpool

Companies House

IP29516R

Internet address(es)

Main address

<https://cobalthousing.org.uk/>

I.4) Type of the contracting authority

Other type

Housing

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Housing Development at the Former Showcase Cinema Car Park, 340 East Lancashire Road, Liverpool, L11 9DH

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Cobalt Housing is issuing this notice of award of a contract without prior publication of a call for competition to Lovell Partnerships Limited for a Conditional Agreement for Sale and Development of 88 Units comprising the site being land forming part of 340 East Lancashire Road, Liverpool

Cobalt wishes to state that it has undertaken the procedure of award of a contract without prior publication of a call for competition because of Lovell Partnerships Limited's exclusive rights of the site

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: £12,320,804

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKD72 - Liverpool

II.2.4) Description of the procurement

A Conditional Agreement for Sale and Development of 88 Units comprising the site being land forming part of 340 East Lancashire Road, Liverpool

Corporate objectives This Development provides Cobalt a great opportunity to influence the successful delivery of Cobalt's Master Plan vision for the Stonedale neighbourhood; which comprises the estate regeneration and remodelling of the existing Stonedale Crescent Estate, the delivery of 57 new affordable rented homes at Altbridge and this development of 88 new homes on the Showcase site. The development meets our corporate objectives so far as providing quality homes that are fit for the future and enabling Cobalt to grow our business, meet housing need and demographics, increase choice, provide tenure options and support the sustainability of this neighbourhood.

Strategic Development Objectives This development contributes to Cobalt achieving our Strategic Development Objectives by being situated within Cobalt's heartlands, is 100% NDSS which exceeds Cobalt's minimum requirement of 85%, achieves minimum 'B' rated energy performance (EPC) and includes for the revised Part L requirements, supports rightsizing and decants from our existing Stonedale neighbourhood regeneration, includes wheelchair accessible and adaptable homes, provides home ownership tenures, and includes open amenity space. The investment in the Stonedale neighbourhood also reinforces Cobalt's position as an Anchor RP

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 services can be provided only by a particular economic operator for the following reason:
 - protection of exclusive rights, including intellectual property rights

Explanation:

Cobalt has undertaken the procedure of award of a contract without prior publication of a call for competition because of Lovell Partnerships Limited's exclusive rights of the site

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

The procurement is covered by the Government Procurement Agreement: No

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

1 November 2022

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

Lovell Partnerships Limited

Tamworth

Country

United Kingdom

NUTS code

- UKG2 - Shropshire and Staffordshire

Companies House

02387333

The contractor is an SME

No

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

Total value of the contract/lot: £12,320,804

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Cobalt Housing Limited

Liverpool

Country

United Kingdom