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Contract

Land and Build Package - Milltown

CESHIRE PEAKS & PLAINS HOUSING TRUST LIMITED

F03: Contract award notice

Notice identifier: 2023/S 000-032921

Procurement identifier (OCID): ocids-h6vhtk-04166c

Published 7 November 2023, 12:45pm

Section I: Contracting authority

I.1) Name and addresses

CESHIRE PEAKS & PLAINS HOUSING TRUST LIMITED

The Ropewalks, Newton Street

MACCLESFIELD

SK116QJ

Contact

Sarah Hogg-Robinson

Email

s.hoggrobinson@peaksplains.org

Telephone

+44 1625553451

Country

United Kingdom

Region code

UKD62 - Cheshire East

Mutuals Public Register

7528

Internet address(es)

Main address

www.peaksplains.org

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 Package - Milltown

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Land and build package deal (involving the purchase of land and the entry into a Pre-construction Services Agreement followed by a JCT Design and Build Agreement).

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: £11,781,061

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

II.2.4) Description of the procurement

The scheme consists of 76 homes in total, with a mix of apartments and houses. The apartments are proposed to be social rent, with 10 of the houses affordable rent (upon the leasehold title element) and 15 houses for shared ownership.

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:
 - absence of competition for technical reasons

Explanation:

(a) Watson Construction owns the site or has an option over it which prevents the Trust acquiring it other than through Watson Construction;

(b) it is necessary to have properties in the location in which they are being constructed (and no reasonable alternative or substitute exists); and

(c) it would not be possible to secure those properties by running a procurement for a developer to source a site, finance the development, and develop the anticipated number of properties required.

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

7 November 2023

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

Watson Construction Limited

Salford

Country

United Kingdom

NUTS code

- UKD - North West (England)

Companies House

0862624

The contractor is an SME

No

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

Total value of the contract/lot: £11,781,061

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

London

Country

United Kingdom