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Contract

Residential Development: London Road, Stockport

STOCKPORT HOMES LIMITED

F03: Contract award notice

Notice identifier: 2024/S 000-036583

Procurement identifier (OCID): ocds-h6vhtk-0492cb

Published 12 November 2024, 2:00pm

Section I: Contracting authority

I.1) Name and addresses

STOCKPORT HOMES LIMITED

Cornerstone, 2 Edward Street

STOCKPORT

SK1 3NQ

Contact

Ingrid Toon

Email

procurementshl@stockporthomes.org

Country

United Kingdom

Region code

UKD35 - Greater Manchester South East

Companies House

04521257

Internet address(es)

Main address

www.stockporthomes.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

Residential Development: London Road, Stockport

Reference number

FW2024-25 013

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Development of 32 new build residential units for affordable housing purposes on the site of a former pub.

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: £5,522,329.30

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

II.2.4) Description of the procurement

Construction of 32 new build apartments (one and two bedroomed) and associated parking, amenity space, service connections and road works.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Adjustment of completion date provided for in contractual clauses 2.23 - 2.29.

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

- No tenders or no suitable tenders/requests to participate in response to restricted procedure

Explanation:

The site requires substantial remediation work and is subject to major public financial assistance to make development viable.

The Council through its Arm's Length Management Organisation Stockport Homes Limited (SHL) has sought expressions of interest in the residential development of this site for affordable housing on four separate occasions.

On two occasions the Council and SHL have used specific residential construction frameworks - the JV North Framework and the Modular Construction framework. No bids capable of acceptance were submitted.

On a further two occasions the Council and SHL have approached the market on a restricted basis. Only one expression of interest capable of being accepted has been submitted, by the intended contract counterparty.

The Council / SHL has therefore conducted a negotiated procedure without publication in accordance with regulation 32(2)(a) of the Public Contracts Regulations 2015 in respect of the proposed contract and is now ready to award a contract to the successful tenderer.

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 000-026754](#)

Section V. Award of contract

Contract No

FW2024-24 013

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 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

Watson Construction Limited

Spark Studio, 208-219 Great Clowes Street, Salford

Greater Manchester

M7 2ZS

Country

United Kingdom

NUTS code

- UKD - North West (England)

Companies House

08621624

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £5,522,329.30

Total value of the contract/lot: £5,522,329.30

Section VI. Complementary information

VI.3) Additional information

No tenders or no suitable tenders/requests to participate in response to restricted procedure

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VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice

Strand

London

WC2A 2LL

Country

United Kingdom

