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Award

## **LAND, DESIGN AND BUILD CONTRACT WITHIN NIHE AREA WESTBANK, DERRY/LONDONDERRY**

Woven Housing Association Ltd

F15: Voluntary ex ante transparency notice

Notice identifier: 2024/S 000-036685

Procurement identifier (OCID): ocds-h6vhtk-04b60b

Published 13 November 2024, 10:41am

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

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

Woven Housing Association Ltd

Laganwood House

Belfast

BT9 5NW

#### **Contact**

Amanda Culbert

#### **Email**

[amanda.culbert@woven.org.uk](mailto:amanda.culbert@woven.org.uk)

#### **Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<https://etendersni.gov.uk/epps>

Buyer's address

<https://etendersni.gov.uk/epps>

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

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

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

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

LAND, DESIGN AND BUILD CONTRACT WITHIN NIHE AREA WESTBANK,  
DERRY/LONDONDERRY

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

- 45210000 - Building construction work

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

Works

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

In order to fulfil its development programme, the Contracting Authority sought developers to provide land for the development of social housing in the NIHE Area Westbank Derry/Londonderry. In the interests of providing an efficient housing management service, the Contracting Authority did not consider sites which provided less than 10 units or more than 100 units.

#### **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: £8,200,000

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

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

NUTS codes

- UKN - Northern Ireland

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

The Contract is for the provision of land for design and build contracts in Northern Ireland. The Contractor must provide the land, design, construct and ensure completion of the scheme for the Contracting Authority in accordance with the Department for Communities Housing Association Guide, the Contracting Authority's requirements and statutory body requirements.

### **II.2.5) Award criteria**

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

### **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 Contracting Authority advertised a procurement process for a design and build works contract on eTendersNI in February 2021.

The advertised estimated value of the contract was £4.5m which was below the threshold that applied at that time, therefore a contract notice was not published for this opportunity. The Contracting Authority received one response at PQQ stage which was successfully pre-qualified for the tender stage of the procurement. The Contracting Authority progressed with the tender stage (which included negotiation) and the ultimate value of the contract to be awarded is £8.2m.

The Contracting Authority are publishing this VEAT notice to inform the market that they are now awarding a contract for which a contract notice was not published (due to the estimated value falling below the threshold) and will publish a "relevant contract award notice" in line with Regulation 93 of the Public Contracts Regulations 2015 (as amended).

#### **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**

A contract/lot is awarded: Yes

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

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

24 October 2024

### **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**

Urban Pulse

Newtownards

Email

[fiona@qlagroup.co.uk](mailto:fiona@qlagroup.co.uk)

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

Internet address

<https://urbanpulse.co.uk>

The contractor/concessionaire is an SME

No

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

Initial estimated total value of the contract/lot/concession: £4,500,000

Total value of the contract/lot/concession: £8,200,000

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## **Section VI. Complementary information**

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

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

RICS

Belfast

Country

United Kingdom