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Contract

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

Woven Housing Association Ltd

F03: Contract award notice

Notice identifier: 2024/S 000-036754

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

Published 13 November 2024, 3:35pm

### **Section I: Contracting authority**

#### **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**

COMPETITIVE 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 is seeking to appoint developers to provide land for the development of social housing. The Contracting Authority seeks land in the following area: NIHE Area Westbank, Derry/Londonderry (in the area identified in the map attached at Annex 2) In the interests of providing an efficient housing management service, the Contracting Authority will not consider Sites which

provide less than 10 units or more than 100 units. The units can be delivered over a number of Sites or on one Site. However, the Contracting Authority will not consider any one Site that provides less than 10 units. The Contract(s) is (are) for the provision of land for design and build contracts in Northern Ireland. Economic Operators 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.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.2.2) Additional CPV code(s)**

- 45215210 - Construction work for subsidised residential accommodation
- 45000000 - Construction work
- 45400000 - Building completion work
- 71200000 - Architectural and related services
- 45100000 - Site preparation work
- 45300000 - Building installation work

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

NUTS codes

- UKN - Northern Ireland

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

In order to fulfil its development programme, the Contracting Authority is seeking to appoint developers to provide land for the development of social housing. The Contracting Authority seeks land in the following area: NIHE Area Westbank, Derry/Londonderry (in the area identified in the map attached at Annex 2) In the interests of providing an efficient housing management service, the Contracting Authority will not consider Sites which provide less than 10 units or more than 100 units. The units can be delivered over a number of Sites or on one Site. However, the Contracting Authority will not consider any

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

Quality criterion - Name: Quality / Weighting: 60

Cost criterion - Name: 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

#### **II.2.14) Additional information**

The Contracting Authority advertised this 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 and negotiations - Although advertised as restricted, the tender documentation expressly stated that the procurement route would be competitive with negotiation Regulation 29. This cannot be amended for the contract award notice as the information is pre-populated from tender stage. The ultimate value of the contract awarded is £8.2m. The Contracting Authority has published a VEAT notice to inform the market of the procedure used and 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 are publishing this "relevant contract award notice" in line with Regulation 93 of the Public Contracts Regulations 2015 as amended.

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## 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: [2024/S 000-036685](#)

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## Section V. Award of contract

### Contract No

1

### Title

Contract

A contract/lot is awarded: Yes

### V.2) Award of contract

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

13 November 2024

#### V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 1

Number of tenders received by electronic means: 1

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

**V.2.3) Name and address of the contractor**

Urban Pulse

34 Jubilee Road

Newtownards

BT23 4YH

Email

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

Telephone

+44 7545453881

Country

United Kingdom

NUTS code

- UK - United Kingdom

Internet address

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

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: £4,500,000

Total value of the contract/lot: £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