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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): ocds-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

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

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 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.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.

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](#)

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@qlagroup.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

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

RICS

Belfast

Country

United Kingdom