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Contract

Temporary Accommodation at Avon Way House, Colchester

Colchester City Council

F03: Contract award notice

Notice identifier: 2024/S 000-037500

Procurement identifier (OCID): ocids-h6vhtk-04bd3a

Published 20 November 2024, 12:05pm

Section I: Contracting authority

I.1) Name and addresses

Colchester City Council

Rowan House, 33 Sheepen Road

Colchester

CO3 3WG

Contact

Matt Howe

Email

matthew.howe@colchester.gov.uk

Telephone

+44 7976794358

Country

United Kingdom

Region code

UKH3 - Essex

Internet address(es)

Main address

www.colchester.gov.uk

I.4) Type of the contracting authority

Regional or local Agency/Office

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Temporary Accommodation at Avon Way House, Colchester

Reference number

0403

II.1.2) Main CPV code

- 98341000 - Accommodation services

II.1.3) Type of contract

Services

II.1.4) Short description

Colchester City Council (the 'Council') has a need to provide flexible accommodation to meet the needs of homeless households which include families with children and single people with complex needs, in a location and with facilities that are suitable.

There is an extraordinarily high demand for affordable accommodation. As a consequence, there are no reasonable alternative or substitute suppliers in the borough of Colchester which can meet the City Council's technical requirements for those in temporary accommodation need in the necessary timeframe.

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: £16,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 55250000 - Letting services of short-stay furnished accommodation

- 85312000 - Social work services without accommodation
- 98341100 - Accommodation management services

II.2.3) Place of performance

NUTS codes

- UKH3 - Essex

Main site or place of performance

Essex

II.2.4) Description of the procurement

Colchester City Council has a requirement to provide flexible accommodation to meet the needs of homeless households which include families with children and single people with complex needs, in a location and with facilities that are suitable. Colchester City Council has entered into a licence with Beyond the Box Student Limited (the 'Supplier') for the provision of temporary accommodation to fulfil this requirement.

There is an extraordinarily high demand for temporary accommodation where many individuals were facing health and well-being difficulties whilst placed in B&B accommodation. Suitable temporary accommodation for homeless individuals in the borough of Colchester is recognised as a priority by the City Council and its partner organisations in addressing homelessness need. The City Council has engaged with partner public sector organisations including Essex County Council, Essex Police, Anglia Ruskin University and Colchester Hospital and the wider market for proposals to meet suitability requirements at a scale which would be able to deliver temporary accommodation units in an urgent timeframe to address the temporary accommodation for homeless individual need.

In considering suitability of accommodation available, the City Council has had regard to the Homelessness Code of Guidance for Local Authorities (the 'Code') in the exercise of its functions, in particular the suitability of the accommodation in accordance with Chapter 17 of the Code and taking into account availability of bathroom and kitchen facilities as well as the social considerations relating to the individual and their household.

Following the market engagement by the City Council, the Supplier was the only provider identified which was able to offer flexible temporary accommodation of up to 225 units with suitable facilities for homeless individuals in the required urgent timeframe and to a specification in accordance with the Code in a location that could be readily managed and supported by the City Council.

There are no reasonable alternative suppliers in the borough of Colchester which can meet the City Council's technical requirements for those in temporary accommodation need in the necessary timeframe. The absence of competition is not the result of an artificial narrowing down of the parameters of the procurement. Accordingly, after due consideration, Colchester City Council has decided to make a direct award pursuant to Regulation 32(2)(b)(ii) of the Public Contracts Regulations 2015 to the Supplier on the grounds that competition is absent for technical reasons.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

Colchester City Council may exercise an option to enter into a further licence on the same terms as the original licence for additional accommodation blocks to be made available for occupation for a maximum term of 5 years.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: 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:

There is an extraordinarily high demand for temporary accommodation where many

individuals were facing health and well-being difficulties whilst placed in B&B accommodation. Suitable temporary accommodation for homeless individuals in the borough of Colchester is recognised as a priority by the City Council and its partner organisations in addressing homelessness need. The City Council has engaged with partner public sector organisations including Essex County Council, Essex Police, Anglia Ruskin University and Colchester Hospital and the wider market for proposals to meet suitability requirements at a scale which would be able to deliver temporary accommodation units in an urgent timeframe to address the temporary accommodation for homeless individual need.

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IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract

Contract No

0403

Title

Temporary Accommodation at Avon Way House, Colchester

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

18 October 2024

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 1

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

V.2.3) Name and address of the contractor

Beyond the Box Student Limited

Fitzroy House, Crown Street

Ipswich

IP1 3LG

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

10894447

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: £16,000,000

Total value of the contract/lot: £15,907,244

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=904132632>

GO Reference: GO-20241120-PRO-28591608

VI.4) Procedures for review

VI.4.1) Review body

High Court

London

Country

United Kingdom