

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/038242-2024>

Award

## **Ty Ephraim modular build**

Cardiff Council

F15: Voluntary ex ante transparency notice

Notice identifier: 2024/S 000-038242

Procurement identifier (OCID): ocds-h6vhtk-04c04b

Published 27 November 2024, 8:45am

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

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

Cardiff Council

County Hall, Atlantic Wharf

Cardiff

CF10 4UW

### **Contact**

Dafydd Lloyd Davies

### **Email**

[dafydd.davies@cardiff.gov.uk](mailto:dafydd.davies@cardiff.gov.uk)

### **Country**

United Kingdom

## **NUTS code**

UKL22 - Cardiff and Vale of Glamorgan

## **Internet address(es)**

Main address

<https://www.cardiff.gov.uk>

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0422](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0422)

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

Regional or local authority

## **I.5) Main activity**

Housing and community amenities

---

## **Section II: Object**

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

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

Ty Ephraim modular build

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

- 45000000 - Construction work

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

Works

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

The delivery of 35 demountable modular housing units for Temporary Accommodation for

homeless single people. A three-storey development situated on the existing carpark adjacent to the council owned Ty Ephraim building (previously known as Mecure Hotel).

The scheme will deliver 33x standard 1 bed 1 person units and 2x partially accessible 1 bed 1 person units with external walkways, CCTV, carriageway/footpath resurfacing, boundary treatment, door entry system and SAB features.

#### **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: £6,812,858

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

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

NUTS codes

- UKL22 - Cardiff and Vale of Glamorgan

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

This is a direct award contract as part of the wider Cardiff Living scheme which is for the delivery of 35 demountable modular housing units for Temporary Accommodation for homeless single people. A three-storey development situated on the existing carpark adjacent to the council owned Ty Ephraim building (previously known as Mecure Hotel).

The scheme will deliver 33x standard 1 bed 1 person units and 2x partially accessible 1 bed 1 person units with external walkways, CCTV, carriageway/footpath resurfacing, boundary treatment, door entry system and SAB features.

#### **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

---

## 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 Negotiated Procedure without Prior Publication is being followed and is justified under Regulation 32 (2) (c) for the award of a public works contracts

Extreme urgency brought about by events unforeseeable for the contracting authority and in accordance with the strict conditions stated in the Directive.

The Council is seeking to make a direct award to Wates to respond to the Housing crisis and provide urgently required temporary accommodation. This ground applies “insofar as is strictly necessary where, for reasons of extreme urgency brought about by events unforeseeable by the contracting authority, the time limits for the open or restricted procedures or competitive procedures with negotiation cannot be complied with”.

The urgent nature of the current housing crisis and the fact that no public authority could have foreseen the range of pressures currently being faced that have resulted in a severe lack of suitable temporary accommodation, provides the rationale for the Council to place reliance on this regulation.

#### 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/concession**

A contract/lot is awarded: Yes

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

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

28 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**

Wates Construction Ltd

Leatherhead

KT22 7SW

Country

United Kingdom

NUTS code

- UKI - London

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: £6,812,858

Total value of the contract/lot/concession: £6,812,858

---

## **Section VI. Complementary information**

### **VI.3) Additional information**

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

[https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=146239](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=146239).

(WA Ref:146239)

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

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

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom