

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/039242-2024>

Contract

Property Legal Services

Development Bank of Wales

F03: Contract award notice

Notice identifier: 2024/S 000-039242

Procurement identifier (OCID): ocds-h6vhtk-049aab

Published 5 December 2024, 1:54pm

Section I: Contracting authority

I.1) Name and addresses

Development Bank of Wales

Development Bank of Wales plc, Unit J, Yale Business Village, Ellis Way

Wrexham

LL13 7Y

Contact

Leanne Millard

Email

leanne.millard@developmentbank.wales

Telephone

+44 2920338100

Fax

+44 2920338101

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

<http://developmentbank.wales>

Buyer's address

https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0555

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Finance

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Property Legal Services

Reference number

DBW00088.00

II.1.2) Main CPV code

- 79100000 - Legal services

II.1.3) Type of contract

Services

II.1.4) Short description

DBW are looking for suppliers to undertake Property legal services

II.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £500,000

II.2) Description

II.2.1) Title

Lot 1a loan sizes up to 250k

Lot No

1

II.2.2) Additional CPV code(s)

- 79100000 - Legal services
- 79111000 - Legal advisory services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

This lot is for loan services up to a value of GBP250,000. Suppliers will be required to provide

Certificate of title (template)

Review valuation report

carry out pre-completion searched

Deal with completion monies

draft and register charge (template) at Companies House and HMLR

II.2.5) Award criteria

Quality criterion - Name: Technical Evaluation / Weighting: 50

Price - Weighting: 50

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) Description

II.2.1) Title

Lot 1b Loan value between 250k to 1m

Lot No

2

II.2.2) Additional CPV code(s)

- 79100000 - Legal services
- 79111000 - Legal advisory services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

loan sizes of GBP250k to GBP1m (commercial) or GBP1.5m (residential)

services will include

Certificate of title (template)

Review valuation report

carry out pre-completion searches

deal with completion searches

deal with completion monies

draft and register charge (template) at Companies House and HMLR

Review and build contract and associated collateral warranty (template)

II.2.5) Award criteria

Quality criterion - Name: Technical Evaluation / Weighting: 50

Price - Weighting: 50

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) Description

II.2.1) Title

Lot 1c loan size over 1m

Lot No

3

II.2.2) Additional CPV code(s)

- 79100000 - Legal services
- 79111000 - Legal advisory services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Services required

Certificate of title (template) including review of planning permission

Review valuation report

carry out pre-completion searches

deal with completion searches

deal with completion monies

draft and register charge (template) at Companies House and HMLR

Review of build contract and associated collateral warranty (template)

review appointments and Collateral Warranties (template) for contractors and consultants

II.2.5) Award criteria

Quality criterion - Name: Technical Evaluation / Weighting: 50

Price - Weighting: 50

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

Open procedure

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

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-029371](#)

Section V. Award of contract

Lot No

1

Title

Lot 1a loan sizes up to 250k

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 December 2024

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

JCP Solicitors

Venture Court, valley Way

Swansea

SA68QP

Telephone

+44 1792529620

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

JNP LEGAL LIMITED

15 Glebeland Street

Merthyr Tydfil

CF478AU

Telephone

+44 1685350421

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

AGRI ADVISOR LEGAL LLP

Llys y Llan, Pumpsaint

Llanwrda

SA198AX

Telephone

+44 1558650381

Country

United Kingdom

NUTS code

- UKZ - Extra-Regio NUTS 1

The contractor is an SME

Yes

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

Total value of the contract/lot: £50,000

Section V. Award of contract

Lot No

3

Title

Lot 1c loan size over 1m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 December 2024

V.2.2) Information about tenders

Number of tenders received: 15

Number of tenders received from SMEs: 5

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 15

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Hugh James

Two Central Square

Cardiff

CF101FS

Telephone

+44 2922675112

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

No

V.2.3) Name and address of the contractor

ACUITY LAW LIMITED

3 Assembly Square Britannia Quay, Cardiff Bay

Cardiff

CF104PL

Telephone

+44 7814292177

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

No

V.2.3) Name and address of the contractor

Browne Jacobson LLP

Mowbray House, Castle Meadow Road

Nottingham

NG21BJ

Country

United Kingdom

NUTS code

- UKF14 - Nottingham

The contractor is an SME

No

V.2.3) Name and address of the contractor

CLARKE WILLMOTT LLP

5 Callaghan Square

Cardiff

CF105BT

Telephone

+44 8452091316

Country

United Kingdom

NUTS code

- UKJ32 - Southampton

The contractor is an SME

No

V.2.3) Name and address of the contractor

Darwin Gray LLP

Helmont House, Churchill Way

Cardiff

CF102HE

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

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

Total value of the contract/lot: £500,000

Section V. Award of contract

Lot No

2

Title

Lot 1b Loan value between 250k to 1m

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

3 December 2024

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 5

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

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Geldards LLP

Dumfries House, Dumfries Place

Cardiff

CF103ZF

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

CAPITAL LAW LIMITED

Capital Building, Tyndall Street

Cardiff

CF104AZ

Telephone

+44 7483931214

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

No

V.2.3) Name and address of the contractor

Berry Smith

Haywood House

Cardiff

CF103GA

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

V.2.3) Name and address of the contractor

HCR LEGAL LLP

5 Deansway

Worcester

WR12JG

Telephone

+44 7796178459

Country

United Kingdom

NUTS code

- UKG12 - Worcestershire

The contractor is an SME

No

V.2.3) Name and address of the contractor

Le Gros Solicitors

22 Windsor Place, 9 Museum Place

Cardiff

CF103BY

Telephone

+44 2922671301

Fax

+44 2922671302

Country

United Kingdom

NUTS code

- UKL22 - Cardiff and Vale of Glamorgan

The contractor is an SME

Yes

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

Total value of the contract/lot: £500,000

Section VI. Complementary information

VI.3) Additional information

DBW is a wholly owned subsidiary of the Welsh Government. Launched in 2017, DBW's purpose is to mobilise economic development in the Welsh market. As a cornerstone of the Welsh Government's organisation for delivery of financial instruments, DBW's mission is to unlock potential in the economy of Wales by increasing the provision of sustainable, effective finance. Up to 31st March 2024, DBW has directly invested GBP778m into the Welsh economy and leveraged GBP531m from private sector investments. DBW has supported 3938 businesses, supported 41,700 jobs with a total impact of GBP1.66bn on the Welsh economy.

Suppliers may bid for more than one Lot; however, it is important that Suppliers understand we are looking to appoint firms whose size is commensurate with the loan sizes under the respective Lots.

It is DBW's intention to award each successful Supplier appointments to no more than

one Lot. DBW shall only award multiple appointments to the same Supplier if there are no other Suppliers meeting the minimum quality threshold score for that Lot.

The following number of instructions per annum are expected (please note these figures are indicative):

1a - 30 on a rota basis

1b - 25 via quotes or direct award

1c - 15 via quotes or direct award

DBW will appoint a maximum number of Suppliers per Lot as follows:

1a - 3 on a rota basis

1b - 5 via quotes or direct award

1c - 5 via quotes or direct award

(WA Ref:146566)

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