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Contract

Soha Windmill Road Development Project

Soha Housing Ltd

F03: Contract award notice

Notice identifier: 2025/S 000-041230

Procurement identifier (OCID): ocds-h6vhtk-039315

Published 18 July 2025, 11:17am

Section I: Contracting authority

I.1) Name and addresses

Soha Housing Ltd

Royal Scot House, 99 Station Road,

Didcot

OX11 7NN

Contact

Sharon Hunt

Email

soha@echelonconsultancy.co.uk

Telephone

+44 01707339800

Country

United Kingdom

Region code

UKJ14 - Oxfordshire

Internet address(es)

Main address

<https://www.soha.co.uk/contact/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/45191>

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

Soha Windmill Road Development Project

Reference number

ECH1217

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Soha Housing Ltd (Soha) has awarded a contract for the delivery of 31 affordable dwellings, including access, parking, landscaping, amenity provision, and associated drainage works at a site on Windmill Road, Thame.

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: £7,454,878

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work

- 45211341 - Flats construction work
- 45112700 - Landscaping work
- 45112723 - Landscaping work for playgrounds
- 45233100 - Construction work for highways, roads
- 45233123 - Secondary road construction work
- 45232450 - Drainage construction works
- 45233161 - Footpath construction work
- 45232220 - Substation construction work

II.2.3) Place of performance

NUTS codes

- UKJ14 - Oxfordshire

Main site or place of performance

Oxfordshire

II.2.4) Description of the procurement

Soha Housing Ltd (Soha) has awarded a contract for the construction of 31 affordable dwellings, including access, parking, landscaping, amenity provision, and associated drainage works, at a site on Windmill Road, Thame.

The site is located on the edge of the existing Thame settlement and is predominantly surrounded by medium-density residential development to the north and a semi-rural landscape to the other directions. Covering 1.27 hectares of agricultural land in a single field parcel, the site is bounded by existing hedgerows and trees. Two public rights of way run along the northern and western boundaries, providing pedestrian links to Moreton, Thame, and Princes Risborough. The topography slopes gently, falling south-westerly in the western section and north-easterly in the eastern section. The land comprises semi-improved grassland with boundary hedgerows and scattered trees. Existing access is via Windmill Road. Notable site features include overhead electricity cables in the northern section and a historic well in the western third.

The development will deliver 31 affordable homes offering a high-quality mix of accommodation. The approved Site Layout Plan (planning ref: P20/S4693/FUL) includes 1- to 3-bedroom properties, comprising 16 for Affordable Rent and 15 for Intermediate Housing. The scheme also includes integrated green infrastructure, such as soft

landscaping, a village green, a play area, and associated drainage measures. Additional works include new pedestrian connections to surrounding footpaths, a widened vehicular access from Windmill Road, the installation of an attenuation basin for surface water drainage, and provision of a new electricity sub-station.

Planning approval was granted by South Oxfordshire District Council (SODC) in August 2021, subject to a Section 106 Agreement, following submission of a full planning application in December 2020.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

A JCT Form of Contract will be used as defined in the Descriptive Document.

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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2022/S 000-036114](#)

Section V. Award of contract

Contract No

1

Title

Soha Windmill Road Development Project

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

23 March 2025

V.2.2) Information about tenders

Number of tenders received: 3

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

V.2.3) Name and address of the contractor

LIFE Build Solutions

High Wycombe

Country

United Kingdom

NUTS code

- UKJ1 - Berkshire, Buckinghamshire and Oxfordshire

The contractor is an SME

No

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

Total value of the contract/lot: £7,454,878

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court England and Wales

Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court England and Wales

Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Soha will observe a standstill period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended)

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom