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Award

Construction Package Deal at Station Road, Oakley, MK47 7RB

GUINNESS DEVELOPMENTS LIMITED

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-069555

Procurement identifier (OCID): ocds-h6vhtk-05d6ae

Published 29 October 2025, 5:20pm

Section I: Contracting authority/entity

I.1) Name and addresses

GUINNESS DEVELOPMENTS LIMITED

7th Floor 350 Euston Road

London

NW13AX

Email

procurement@guinness.org.uk

Country

United Kingdom

Region code

UKI31 - Camden and City of London

Mutuals Public Register

IP031693

Internet address(es)

Main address

www.guinness.org.uk

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

Construction Package Deal at Station Road, Oakley, MK47 7RB

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Traditional land and build "package deal" for the construction of 40 affordable homes on land off Station Road, Oakley, Bedford.

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: £8,921,125

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKH24 - Bedford

II.2.4) Description of the procurement

Guinness Developments Limited ("GDL") intends to enter into an agreement for the purchase of land and an associated build contract with housing developer Snowdon Homes Ltd. This is a traditional land and build "package deal" brought to GDL by land agent MTP Developments Limited, for the construction of new homes by Snowdon Homes Ltd.

The scheme will result in the construction of 40 affordable homes on land off Station

Road, Oakley, Bedford. It will comprise circa 19 rented and 21 shared ownership properties.

MTP Developments have arranged to purchase the site from a private vendor and the site benefits from outline planning permission. The package deal will be comprised of GDL simultaneously purchasing the land from MTP Developments (an exempt transaction under the Public Contract Regulations 2015), and entering into a JCT Design & Build contract for the construction of the new homes on the land with Snowdon Homes Ltd (which is the subject of this notice). The award of contract to Snowdon is a condition of the deal, and is required by MTP Developments in order for it to proceed.

The contracting authority for the purposes of the Procurement Regulations will be GDL. GDL is a subsidiary of The Guinness Partnership Ltd. (TGPL) but is a contracting authority in its own right. Ownership of the properties will be transferred from GDL to TGPL upon practical completion.

Interested parties should note that the transaction for the purchase of land will be directly between MTP Developments and GDL. As this is an exempt transaction under PCR2015, no additional details have been provided in respect of the land transaction. The sum of £8,921,125 (ex VAT) above represents the expected total value of the construction contract with Snowdon Homes. The total expected package cost including land is expected to be £12,521,000, exclusive of any VAT payable.

Note:- Scoping and initial negotiations on this package deal commenced in October 2024 and were substantially underway prior to the implementation of the Procurement Act 2023. Guinness' view is therefore that this award is covered by the transition provisions built into PA23, and therefore that this contract award is subject to PCR2015 rather than PA23.

II.2.11) Information about options

Options: Yes

Description of options

The contract may be extended as required, if necessary to facilitate the successful completion of the construction scheme.

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:

Guinness Developments Limited ("GDL") considers that in this case the use of the negotiated procedure without prior publication is justified on the basis of:

Regulation 32(b)(ii) of the Public Contract Regulations 2015 - single supplier - technical reasons

The direct award without prior publication justification applies because: (a) the Supplier is prepared to sell the land only as part of arrangements that also include the construction of the new homes by Snowdon Homes Ltd. (b) GDL and the Bedford Borough Council have significant unmet need in the locality of the development, evidenced through long housing waiting lists. (c) There is no other land on the market which is available for social housing development within reasonable timeframes local to the unmet need for development.

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

The procurement is covered by the Government Procurement Agreement: No

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

3 July 2025

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

Snowdon Homes Ltd

Artemis House, 4a Bramley Road, Mount Farm

Milton Keynes

MK1 1PT

Country

United Kingdom

NUTS code

- UKJ12 - Milton Keynes

Companies House

08983239

The contractor/concessionaire is an SME

Yes

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

Total value of the contract/lot/concession: £8,921,125

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The Guinness Partnership Ltd.

London

NW1 3AX

Country

United Kingdom