

**UK-Weston-super-Mare: building construction work**  
**OJ S 24/2012 04/02/2012**  
**Contract award notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

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**I.1. Name and addresses**

Official name: Knightstone Housing Association Limited

Postal address: 2 Station Road Worle

Town: Weston-super-Mare

Postal code: BS22 6AP

Country: United Kingdom

For the attention of: Mike Day, Director of Development and Home Ownership

E-mail: [Mike.Day@arcadiahousing.co.uk](mailto:Mike.Day@arcadiahousing.co.uk)

Telephone: +44 1934524391

Fax: +44 1934522361

**Internet address(es):**

General address of the contracting authority: WWW.KNIGHTSTONE.CO.UK

**I.2. Type of the contracting authority**

Body governed by public law

**I.3. Main activity**

Housing and community amenities

**I.4. Contract award on behalf of other contracting authorities**

The contracting authority is purchasing on behalf of other contracting authorities: no

**Section II: Object of the contract**

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**II.1. Description**

**II.1.1. Title**

Purchase and building agreement for land at Weston gateway business park, North Somerset, for use by the authority as office headquarters.

**II.1.2. Type of contract and place of performance or delivery**

Works

Realisation, by whatever means of work, corresponding to the requirements specified by the contracting authorities

Main site or place of performance: Weston gateway business park.

NUTS code

**II.1.3. Information about a framework agreement or a dynamic purchasing system (DPS)**

**II.1.4. Short description of the contract or purchase(s)**

Purchase and building agreement for land at Weston gateway business park, North Somerset, for use by the authority as office headquarters.

#### **II.1.5. CPV code(s)**

45210000 Building construction work

#### **II.1.6. Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: no

#### **II.2. Total value of the contract/lot**

##### **II.2.1. Total value of the contract/lot**

### **Section IV: Procedure**

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#### **IV.1. Type of procedure**

##### **IV.1.1. Type of procedure**

Negotiated without a call for competition

Justification for the award of the contract without prior publication of a call for competition in the Official Journal of the European Union:

Directive 2004/18/EC

##### **1) Justification for the choice of the negotiated procedure without prior publication of a contract notice in the OJEU in accordance with Directive 2004/18/EC**

The works, supplies or services can be provided only by a particular economic operator for the following reason:

protection of exclusive rights, including intellectual property rights

Regulation 14(1)(a)(iii) of the Public Contracts Regulations 2006 (SI 2006/5) states that a contracting authority may use the negotiated procedure without prior publication of a contract notice in accordance with Regulation 17(3) if, in the case of a public contract, for reasons connected with the protection of exclusive rights, the public contract may be awarded only to a particular economic operator. Following a strategic review Knightstone identified a requirement for a central HQ, to consolidate its offices across the region. Knightstone commissioned a survey carried out by independent property agents to identify suitable locations to fulfil its requirements. The land at Weston Gateway, North Somerset, was identified as the only suitable location to meet the contracting authority's requirements. This land was subject to a preexisting agreement between the landowners and Dowlas UK Limited whereby Dowlas would be selected as developers should the land be developed at a future date. Consequently, Dowlas were selected by Knightstone as developers for the site

#### **IV.2. Award criteria**

##### **IV.2.1. Award criteria**

##### **IV.2.2. Information about electronic auction**

An electronic auction has been used: no

#### **IV.3. Administrative information**

##### **IV.3.1. File reference number attributed by the contracting authority**

##### **IV.3.2. Previous publication concerning this procedure**

### **Section V: Award of contract**

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#### **V.1.**

**Date of conclusion of the contract**

2.2.2012

**V.2. Information about tenders****V.3. Name and address of the contractor**

Official name: Dowlas U.K. Limited  
Postal address: 3 Beaconsfield Road  
Town: Weston-super-Mare  
Postal code: BS23 1YE  
Country: United Kingdom

**V.4. Information on value of the contract/lot****V.5. Information about subcontracting**

The contract is likely to be subcontracted: yes  
Value or proportion likely to be subcontracted to third parties:  
Not known

**Section VI: Complementary information**

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**VI.1. Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds:  
no

**VI.2. Additional information**

The contract value is not stated as this is confidential between the parties.  
A Voluntary Ex Ante Notice was published on 27.10.2011 (Reference number 2011/S210-341301).  
Sub-contract will be a design and build contract for the design and construction of a new 3 storey office building with Breeam rating of 'very good' to provide 40 000 sq ft (3 716 m<sup>2</sup>) of net lettable office space, with 120 car parking spaces and all associated works.

**VI.3. Procedures for review****VI.3.1. Review body**

Official name: High Court of England and Wales  
Postal address: Royal Courts of Justice, Strand  
Town: London  
Postal code: WC2A 2LL  
Country: United Kingdom  
Telephone: +44 79476000

**VI.3.2. Review procedure**

Precise information on deadline(s) for review procedures: Ten (10) days from the date of publication of this notice.

**VI.3.3. Service from which information about the review procedure may be obtained****VI.4. Date of dispatch of this notice**

2.2.2012