

**United Kingdom-Guildford: Waterside leisure facilities construction work**  
**OJ S 85/2015 02/05/2015**  
**Contract award notice**  
**Works**

**Directive 2004/18/EC**

**Section I: Contracting authority**

---

**I.1. Name and addresses**

Official name: The Homes and Communities Agency

Postal address: Bridge House, 1 Walnut Tree Close

Town: Guildford

Postal code: GU1 4GA

Country: United Kingdom

For the attention of: Paul Flatt

E-mail: [paul.flatt@hca.gsi.gov.uk](mailto:paul.flatt@hca.gsi.gov.uk)

Telephone: +44 1483514952

**Internet address(es):**

General address of the contracting authority: [www.homesandcommunities.co.uk](http://www.homesandcommunities.co.uk)

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

National or federal agency/office

**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**

---

**II.1. Description**

**II.1.1. Title**

New Marina and Waterfront Mixed Use Development Opportunity - Victoria Marina Development, East Cowes, Isle of Wight.

**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

NUTS code UKJ34 Isle of Wight

**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)**

Waterside leisure facilities construction work. Marina construction work. Construction work for buildings relating to leisure, sports, culture, lodging and restaurants. The Homes and Communities Agency (HCA) is seeking to appoint a development partner for the development and operation of a 300 permanent berth marina (plus 100 visitor/event berths) and associated facilities in East Cowes, Isle of Wight. The opportunity includes a number of development

opportunities including a hotel, food and drink outlets, residential and leisure activities. The scheme forms part of the ongoing regeneration of East Cowes town centre. The successful development partner will be required to acquire the sites for the development opportunities on a phased basis, over a period of approximately four years. A development partner will be appointed in September 2014. Planning permission for the marina has been granted. A programme of new harbour infrastructure will be commissioned by the Cowes Harbour Commission including a new outer breakwater which will be constructed during 2014; the other elements include a new Eastern Navigation Channel, an extension to an existing inner breakwater structure and the dredge of a new marina basin which will form part of the developer's development costs.

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

45242000 Waterside leisure facilities construction work, 45242200 Marina construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants

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

The procurement is covered by the Government Procurement Agreement: yes

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

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

Value: 49 900 000 GBP  
excluding VAT

**Section IV: Procedure**

---

**IV.1. Type of procedure**

**IV.1.1. Type of procedure**

competitive dialogue

**IV.2. Award criteria**

**IV.2.1. Award criteria**

The most economically advantageous tender in terms of

1. Price. Weighting 50
2. Deliverability. Weighting 15
3. Commercial Viability. Weighting 25
4. Commercial Terms. Weighting 10

**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**

HCAE14087

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

no

**Section V: Award of contract**

---

Contract No: 1

Lot No: 1

- Lot title: New Marina and Waterfront Mixed Use Development Opportunity - Victoria Marina Development, East Cowes, Isle of Wight

**V.1. Date of conclusion of the contract**

27.3.2015

**V.2. Information about tenders**

Number of tenders received: 2

Number of tenders received by electronic means: 0

**V.3. Name and address of the contractor**

Official name: Westcourt Real Estate (Europe) Limited

Postal address: 18/19 Jockey's Fields

Town: London

Postal code: WC1R 4BW

Country: United Kingdom

E-mail: [david.margason@westcourtre.com](mailto:david.margason@westcourtre.com)

Telephone: +44 2072099017

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

Initial estimated total value of the contract/lot:

Value: 49 900 000 GBP

excluding VAT

**V.5. Information about subcontracting**

The contract is likely to be subcontracted: no

**Section VI: Complementary information**

---

**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**

All discussions, meetings and communications will be conducted in English.

The contract will be subject to English law. Tenders and all supporting documents must be priced in

GBP and all payments under the contract will be made in GBP.

This procurement and award is subject to the transparency arrangements being adopted by the UK Government. These arrangements include the publication of tender documentation issued by the HCA and the contract between the HCA and supplier. Bidders should highlight any areas they consider commercially sensitive in order for the HCA to be able to honour our transparency obligations without undermining the bidders' commercial interests.

Candidates are advised that the HCA is subject to the Freedom of Information Act 2000 ("The Act"). If a candidate considers that any of the information supplied as part of this procurement procedure should not be disclosed because of its commercial sensitivity, confidential or otherwise, they must, when providing this information, clearly identify the specific information they do not wish to be disclosed and clearly specify the reasons for its sensitivity. The HCA shall take such statements into consideration in the event that it receives a request pursuant to the Act which relates to the information provided by the interested party. Please note, it is

insufficient to include a statement of confidentiality encompassing all the information provided in the response.

The HCA takes a zero-tolerance approach to bribery and corruption and sets high standards of impartiality, integrity and objectivity in relation to the stewardship of public funds and the management of its activities. The principles contained within this policy apply to both internal and external audiences, including anyone wishing to undertake business or engage with the HCA. Please refer to our Anti-bribery and Corruption Policy by visiting <http://www.homesandcommunities.co.uk/ethical-policies> for further information.

The HCA shall not be responsible for any costs, charges or expenses incurred by candidates or tenderers and accepts no liability for any costs, charges or expenses, irrespective of the outcome of the competition is cancelled or postponed. The HCA reserves the right to not award any or part of this contract.

All dates included in this notice are provisional and potentially subject to revision.

The contract was awarded to two economic operators Westcourt Real Estate (Europe) Limited (refer to Section V for contact details) and Camper & Nicholsons Marinas Limited, 5th Floor Cording House, 34-35 St Jame's Street, London, SW1A 1HD.

Please note that the total final value of the contract 49 900 000 GBP is the Gross Development Cost of the contract.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=141922599>

GO Reference: GO-2015428-PRO-6556044.

### **VI.3. Procedures for review**

#### **VI.3.1. Review body**

Official name: Homes and Communities Agency

Postal address: St George's House, Kingsway, Team Valley

Town: Gateshead

Postal code: NE11 0NA

Country: United Kingdom

Telephone: +44 3001234500

#### **VI.3.2. Review procedure**

Precise information on deadline(s) for review procedures: The contracting authority will incorporate a minimum 10 calendar days standstill period at the point information on the award of the contract is communicated to tenderers. This period allows unsuccessful tenderers to consider the decision and highlight any errors in the award process. Such appeals should be addressed to the contact in I.1. If an appeal regarding the award of a contract has not been successfully resolved, Public Contracts Regulations 2006 (SI 2006 No. 5) ("the Regulations") and any amendments thereon provide for aggrieved parties to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought within the timeframe provided for in the Regulations (currently this is within 30 days beginning with the date the tenderer first knew or ought to have known that grounds for starting the action had arisen).

#### **VI.3.3. Service from which information about the review procedure may be obtained**

Official name: Homes and Communities Agency

Postal address: St Georges House, Kingsway, Team Valley

Town: Gateshead

Postal code: NE110NA

Country: United Kingdom

Telephone: +44 3001234500

**VI.4. Date of dispatch of this notice**

28.4.2015