

**United Kingdom-London: Construction work for subsidised residential accommodation**  
**OJ S 126/2014 04/07/2014**  
**Contract award notice**  
**Works**

**Directive 2004/18/EC****Section I: Contracting authority**

---

**I.1. Name and addresses**

Official name: Ealing Council

Postal address: Perceval House, 14-16 Uxbridge Road, Ealing

Town: London

Postal code: W5 2HL

Country: United Kingdom

Contact person: Housing & Regeneration

For the attention of: Ms Wendy Stokes

E-mail: [smallsitespackage@ealing.gov.uk](mailto:smallsitespackage@ealing.gov.uk)

Telephone: +44 2088255005

**Internet address(es):**

General address of the contracting authority: <http://www.ealing.gov.uk>

Address of the buyer profile: [http://www.ealing.gov.uk/info/200095/tenders\\_and\\_contracts](http://www.ealing.gov.uk/info/200095/tenders_and_contracts)

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

Regional or local authority

**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**

Ealing Small Sites Development Opportunity in Partnership with Ealing Council.

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

Works

Design and execution

Main site or place of performance: London Borough of Ealing.

NUTS code UKI23 Outer London - West and North West

**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)**

The London Borough of Ealing ("the Council") has identified a number of sites owned by the Council which could be developed to provide new housing. The sites, up to 28 in total subject to on-going due diligence by the Council, range in size and location and allow for as few as 1 house up to 40+ housing units per site to be developed. Projections undertaken to date

indicate that a minimum of 100 residential units and up to as many as 225 units, are possible across all sites, subject to whether houses or flats are built and subject to the provision of amenity spaces required by statutory and funding authorities.

The Council's primary objective is to increase the stock of Council owned and managed social housing, with a strong preference for family units (3 Bedrooms/5 person and above) for the purposes of re-housing families displaced by estate regeneration developments within the Borough. Given the Council's financial constraints, any proposal to maximise the number of new affordable housing units must be self-financing. The project therefore requires that the successful bidder, or consortia, (herein 'the Developer') develops the sites providing residential units for private sale and affordable (or 'social') housing, with the need for the Developer's receipts to cross subsidise the cost of developing the Council owned affordable residential units. Subject to the precise terms of the Contract (comprising a Sale and Development Agreement (SaDA)) and any capital receipt for the Council and agreed with the Council, it is the intention of the Council to permit the Developer to retain all units constructed for the purposes of being their own asset and retain all profits arising from any sale/lease associated with those units. For sites comprising entirely the Developer's private units, it is the intention, again subject to the Contract terms, to transfer the ownership (freehold) of the land to the Developer without condition notwithstanding all statutory and civil requirements. Land /properties comprising affordable housing will be retained by the Council.

Accordingly, the Council is now preparing to invite tenders from Developers who are able to approach the project as a whole with the view to committing to the delivery of the maximum number of Council owned affordable housing units, especially family units. The proximity of some of the sites and the overall limited range in size, coupled with the fact that as individual sites standard planning policy would naturally generate little affordable housing, supports an approach to the develop the sites jointly.

The development and construction risk will be taken by the Developer, notwithstanding obligations of both a contractual and statutory nature upon the Council and the clear intention of the Council to enter agreement with the Developer on a partnership basis.

The Developer should be prepared to present their approach in respect of financial viability and be able to display innovation, particular in respect of multiple site development and overcoming complex development obstacles. Flexible solutions for the Development will actively be encouraged so that the 'final' development meets the requirements of the Council. Financial criteria affecting the eligibility of Developers to qualify for the tender stage will be orientated around whether the Developer has sufficient financial standing to undertake a project of this size and complexity. To this end, PQQ Technical Capability will be evaluated primarily on the experience of the Developer in relation to projects of a similar scale and complexity. Where the Developer comprises a consortium, the Council will in addition be seeking evidence of experience of working as a team and clear explanation as to the mechanisms that will be put in place to ensure consistency and quality in the event that consortium members change.

Developers will be provided with as much site information as possible during the tender stage in order to give confidence that any obvious barriers to development are identified and/or removed. Developers should note that one of the key delivery risks is the need to obtain planning permission in respect of each of the sites involved. The Council will assist insofar as is practicably possible and will ensure provisions are in place within the SaDA.

Developers must note that the Council and any consultant acting on behalf of the Council in connection with this procurement opportunity expressly waives all or any liability for any costs incurred by Developers in connection with the preparation of their bids.

Developers by requesting the PQQ documentation and participating in the procurement process at any stage, wholly accept that the Council reserves the right in accordance with the

procurement regulations governing this process, to the change the basis and/or procedures for selecting Developers, including terminating and/or deferring the procurement process, without prior notice and without liability to the Developers for any costs or expenses incurred as a result of participating in this procurement process.

In the event that this procurement process does not derive a suitable Developer to undertake the work set out in this Notice, the PQQ or the Tender (ITT) documents the Council expressly reserves the right to carry out an alternative procurement process involving all, some or none of the Developers who participate in this process or elect not to participate in this process, without any need to publish a further Notice or Notices set out in the Public Procurement Regulations.

Developers who wish to express an interest in this opportunity and request the PQQ documents, must email [smallsitespackage@ealing.gov.uk](mailto:smallsitespackage@ealing.gov.uk) with the subject title of the email 'Ealing Small Sites Expression of Interest', or similar alternative.

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

45215210 Construction work for subsidised residential accommodation, 45215214 Residential homes construction work, 45210000 Building construction work, 45211350 Multi-functional buildings construction work, 45211300 Houses construction work, 45211341 Flats construction work

#### **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: 35 000 000 GBP  
excluding VAT

### **Section IV: Procedure**

---

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

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

Restricted

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

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

The most economically advantageous tender in terms of

1. Eligibility Criteria. Weighting 0
2. Offer Summary/Schedule of Accommodation. Weighting 30
3. Programme of Proposed Works. Weighting 5
4. Project Delivery & Method Statement. Weighting 10
5. Commercial and Legal. Weighting 0
6. Management Structure & Project Team. Weighting 10
7. Financial Appraisal and Development Cost Analysis. Weighting 40
8. Collaborative Working and Partnering Expectations. Weighting 5

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

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

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

987

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

**Contract notice**

Notice number in the OJ S: [2013/S 52-085063](#) of 14.3.2013

**Section V: Award of contract**

---

Lot title: Ealing Small Sites Development Opportunity in Partnership with Ealing Council

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

9.5.2014

**V.2. Information about tenders**

Number of tenders received: 1

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

Official name: Hill Residential Limited

Postal address: The Power House, Gunpowder Mill, Powdermill Lane, Waltham Abbey

Town: Essex

Postal code: EN9 1BN

Country: United Kingdom

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

**V.5. Information about subcontracting**

**Section VI: Complementary information**

---

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

**VI.2. Additional information**

(MT Ref:136536)

**VI.3. Procedures for review**

**VI.3.1. Review body**

**VI.3.2. Review procedure**

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

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

1.7.2014