

**United Kingdom-Camberley: Construction work**  
**OJ S 209/2017 31/10/2017**  
**Contract award notice**  
**Works**

**Legal Basis:**

Directive 2014/24/EU

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**Section I: Contracting authority**

**I.1. Name and addresses**

Official name: Surrey Heath Borough Council  
Postal address: Surrey Heath House, Knoll Road  
Town: Camberley  
NUTS code: UK United Kingdom  
Postal code: GU15 3HD  
Country: United Kingdom  
Contact person: Karen Limmer  
E-mail: [karen.limmer@surreyheath.gov.uk](mailto:karen.limmer@surreyheath.gov.uk)  
**Internet address(es):**  
Main address: <http://www.surreyheath.gov.uk>

**I.4. Type of the contracting authority**

Regional or local authority

**I.5. Main activity**

General public services

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**Section II: Object**

**II.1. Scope of the procurement**

**II.1.1. Title**

Redevelopment of Ashwood House and Pembroke House Camberley.

**II.1.2. Main CPV code**

45000000 Construction work

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

Surrey Heath Borough Council (the Council) carried out a procurement exercise to appoint an experienced development partner to carry out 2 residential development schemes (Ashwood House and Pembroke House) which between them have the capacity for c 141 units and 500 square meters of commercial space. The schemes involve the conversion of existing office space for residential use and a new build in town centre locations.

**II.1.6. Information about lots**

This contract is divided into lots: no

### **II.1.7. Total value of the procurement**

Value excluding VAT: 30 000 000,00 EUR

## **II.2. Description**

### **II.2.2. Additional CPV code(s)**

45262690 Refurbishment of run-down buildings, 45260000 Roof works and other special trade construction works, 45453100 Refurbishment work, 45200000 Works for complete or part construction and civil engineering work, 45210000 Building construction work, 45211000 Construction work for multi-dwelling buildings and individual houses, 45211340 Multi-dwelling buildings construction work, 45211350 Multi-functional buildings construction work, 45300000 Building installation work, 45310000 Electrical installation work, 45330000 Plumbing and sanitary works, 45400000 Building completion work, 45420000 Joinery and carpentry installation work, 45440000 Painting and glazing work, 45450000 Other building completion work, 71000000 Architectural, construction, engineering and inspection services, 71540000 Construction management services, 71541000 Construction project management services, 45211341 Flats construction work

### **II.2.3. Place of performance**

NUTS code: UKJ2 Surrey, East and West Sussex

Main site or place of performance: Surrey, East and West Sussex.

### **II.2.4. Description of the procurement**

The Council carried out a procurement process to appoint a delivery partner to:

1. Provide a high quality residential scheme for Ashwood House and a residential led scheme for Pembroke House;
2. Demonstrate excellence in urban design and place setting;
3. Deliver a minimum of 90 residential units on the Ashwood House site, through a combination of refurbishment of the existing building and a two storey new build extension;
4. Deliver a minimum of 20 residential units and 500 square meter commercial space on the ground floor for the Pembroke House site;
5. Demonstrate through the partners delivery strategy positive legacy planning;
6. Deliver schemes that are viable, deliverable and allow the Council to demonstrate that it is meeting best value considerations under section 123 of the Local Government Act 1972.

### **II.2.5. Award criteria**

Quality criterion - Name: Design approach / Weighting: 6.5 %

Quality criterion - Name: Delivery strategy / Weighting: 7 %

Quality criterion - Name: Programme / Weighting: 5 %

Quality criterion - Name: Risk / Weighting: 4 %

Quality criterion - Name: Resources / Weighting: 10 %

Quality criterion - Name: Development agreement / Weighting: 15 %

Quality criterion - Name: Headlease / Weighting: 2.5 %

Quality criterion - Name: Funding strategy / Weighting: 5 %

Quality criterion - Name: Approach to overage / Weighting: 5 %

Quality criterion - Name: Appraisals / Weighting: 5 %

Cost criterion - Name: Financial offer / Weighting: 35 %

### **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

The total value of the procurement stated in Section II.1.7) relates to the total value of the development schemes.

## Section IV: Procedure

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### IV.1. Description

#### IV.1.1. Type of procedure

Competitive dialogue

#### IV.1.3. Information about a framework agreement or a dynamic purchasing system

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

The procurement is covered by the Government Procurement Agreement: yes

### IV.2. Administrative information

#### IV.2.1. Previous publication concerning this procedure

Notice number in the OJ S: [2016/S 123-219882](#)

#### IV.2.8. Information about termination of dynamic purchasing system

#### IV.2.9. Information about termination of call for competition in the form of a prior information notice

## Section V: Award of contract

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### Title:

Agreement for lease with Development Works relating to Ashwood House, Camberley, Surrey and Pembroke House, Camberley, Surrey

A contract/lot is awarded: yes

### V.2. Award of contract

#### V.2.1. Date of conclusion of the contract

27/09/2017

#### V.2.2. Information about tenders

Number of tenders received: 2

The contract has been awarded to a group of economic operators: yes

#### V.2.3. Name and address of the contractor

Official name: Berkeley Homes (Southern) Limited

National registration number: 01454061

Postal address: Berkeley House, 19 Portsmouth Road, Surrey

Town: Cobham

NUTS code: UK United Kingdom

Postal code: KT11 1JG

Country: United Kingdom

The contractor is an SME: no

### **V.2.3. Name and address of the contractor**

Official name: Berkeley Homes Public Limited Company

National registration number: 4088248

Postal address: Berkeley House, 19 Portsmouth Road, Surrey

Town: Cobham

NUTS code: UK United Kingdom

Postal code: KT11 1JG

Country: United Kingdom

The contractor is an SME: no

### **V.2.4. Information on value of the contract/lot**

Initial estimated total value of the contract/lot: 30 000 000,00 GBP

Total value of the contract/lot: 30 000 000,00 GBP

### **V.2.5. Information about subcontracting**

## **Section VI: Complementary information**

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### **VI.3. Additional information**

The estimated contract value and actual contract value in section V.2.4) relate to the total value attached to the development schemes.

### **VI.4. Procedures for review**

#### **VI.4.1. Review body**

Official name: High Court of England and Wales

Town: London

Country: United Kingdom

#### **VI.4.3. Review procedure**

Precise information on deadline(s) for review procedures:

The Council observed a minimum 10 calendar day standstill period at the point that the award decision notice was communicated to tenderers. The award decision notice specified the criteria for the award of the contract, the reasons for the decision, including relative characteristics and advantages of the successful tenderer and specified when the standstill period was due to end. The Public Contracts Regulations 2015 set out the time frame within which aggrieved parties who have been harmed or are at risk of a breach of the rules may take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought within 30 days from the date when the economic operator in question first knew or ought to have known that grounds for bringing proceedings had arisen.

### **VI.5. Date of dispatch of this notice**

27/10/2017