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Award

Sale of Land Arncliffe Road (Site of former Mackets Primary School) Halewood Knowsley Merseyside UK

Knowsley Metropolitan Borough Council

F15: Voluntary ex ante transparency notice

Notice identifier: 2021/S 000-000229

Procurement identifier (OCID): ocds-h6vhtk-00380e-integration

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Section I: Contracting authority/entity

I.1) Name and addresses

Knowsley Metropolitan Borough Council

2nd Floor, Municipal Building, Archway Road

Huyton

L36 9YU

Contact

Mike Dearing

Email

mike.dearing@knowsley.gov.uk

Telephone

+44 1514433672

Country

United Kingdom

NUTS code

UKD7 - Merseyside

Internet address(es)

Main address

www.knowsley.gov.uk

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Sale of Land Arncliffe Road (Site of former Mackets Primary School) Halewood Knowsley Merseyside UK

II.1.2) Main CPV code

- 45211200 - Sheltered housing construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Sale of Land for the purposes of the provision of an Extra Care Housing Scheme with obligations on the successful developer/bidder to carry out the scheme in accordance with its bid.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Lowest offer: £11,000,000 / Highest offer: £13,000,000 taken into consideration

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - UNITED KINGDOM

Main site or place of performance

Halewood, Knowsley, Merseyside, UK.

II.2.4) Description of the procurement

Sale of land for the purposes of the provision of an Extra Care Housing Scheme with obligations on the successful developer bidder to carry out the scheme in accordance with its bid. Bids were invited from developers in accordance with a Development Brief dated 15 June 2018.

II.2.5) Award criteria

Quality criterion - Name: Development proposal / Weighting: 40%

Quality criterion - Name: Track record / Weighting: 12%

Quality criterion - Name: Legal structure / Weighting: 5%

Quality criterion - Name: Social value / Weighting: 3%

Cost criterion - Name: Financial offer / Weighting: 40%

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

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:

In June 2018 the Council undertook a tender exercise to procure a developer for the provision of an Extra Care Housing Scheme at Arncliffe Road Halewood Knowsley. This tender opportunity was advertised on the e- tendering portal The Chest and the Contracts Finder website. In accordance with the Council's understanding of procurement law in respect of property transactions the proposed arrangements were not within the scope of the Public Contracts Regulations 2015. Following the Court of Appeal's decision in *Faraday v West Berkshire Council* handed down on 14 November 2018 it is now unclear whether or not the proposed arrangements are within the scope of the Public Contracts Regulations 2015. While the Council considers that no person has been prejudiced by this approach it is issuing this notice of its intention to award a contract to the preferred bidder following the conclusion of its procurement exercise.

IV.1.3) Information about a framework agreement

The procurement involves the establishment of a framework agreement

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

The procurement is covered by the Government Procurement Agreement: Yes

Section V. Award of contract/concession

Title

Sale of Land Arncliffe Road (site of former Mackets Primary School) Halewood Knowsley Merseyside UK

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

8 August 2019

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

Plus Dane Housing Ltd a society registered under the Co-operative and Community Benefit Societies Act 2014 (number 31012 R) and an exempt charity

13-15 Rodney Street

Liverpool

L1 9EF

Country

United Kingdom

NUTS code

- UK - UNITED KINGDOM

The contractor/concessionaire is an SME

No

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

Total value of the contract/lot/concession: £13,000,000

Section VI. Complementary information

VI.3) Additional information

In June 2018 the Council undertook a tender exercise to procure a developer for the provision of an Extra Care Housing Scheme at Arncliffe Road Halewood Knowsley. This tender opportunity was advertised on the e- tendering portal The Chest and the Contracts Finder website. In accordance with the Council's understanding of procurement law in respect of property transactions the proposed arrangements were not within the scope of the Public Contracts Regulations 2015. Following the Court of Appeal's decision in Faraday v West Berkshire Council handed down on 14 November 2018 it is now unclear whether or not the proposed arrangements are within the scope of the Public Contracts Regulations 2015. While the Council considers that no person has been prejudiced by this approach it is issuing this notice of its intention to award a contract to the preferred bidder following the conclusion of its procurement exercise.

VI.4) Procedures for review

VI.4.1) Review body

Knowsley Metropolitan Borough Council

Huyton

Country

United Kingdom