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Tender

## **Pudding Mill Lane Joint Venture Development Partner Procurement**

London Legacy Development Corporation

F24: Concession notice

Notice identifier: 2023/S 000-001453

Procurement identifier (OCID): ocds-h6vhtk-039846

Published 17 January 2023, 4:05pm

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

London Legacy Development Corporation

5 Endeavour Square

London

E20 1JN

#### **Contact**

Brian Walsh

#### **Email**

[brianwalsh@londonlegacy.co.uk](mailto:brianwalsh@londonlegacy.co.uk)

#### **Telephone**

+44 2032881800

**Country**

United Kingdom

**Region code**

UKI - London

**Internet address(es)**

Main address

[www.queenelizabetholympicpark.co.uk](http://www.queenelizabetholympicpark.co.uk)

**I.3) Communication**

Access to the procurement documents is restricted. Further information can be obtained at

<https://award.commercedecisions.com/londonlegacy/web/project/bb7a3c7c-0a5e-47cf-8762-fc432f1b5811/register>

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

<https://award.commercedecisions.com/londonlegacy/web/project/bb7a3c7c-0a5e-47cf-8762-fc432f1b5811/register>

Applications or, where applicable, tenders must be submitted to the above-mentioned address

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

Body governed by public law

**I.5) Main activity**

Other activity

Regeneration

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## **Section II: Object**

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

#### **II.1.1) Title**

Pudding Mill Lane Joint Venture Development Partner Procurement

#### **II.1.2) Main CPV code**

- 45211360 - Urban development construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

London Legacy Development Corporation ('LLDC') is seeking to appoint a development partner to form a corporate joint venture ("JV"). The JV shall deliver the Pudding Mill Lane Development ('the Site') pursuant to a development agreement with LLDC ("DA"). The DA shall provide for the ultimate grant of a leasehold interest (minimum 250-year term) to the JV for the Site. The Site has the potential to deliver in the region of 948 homes and up to 52,000m<sup>2</sup> of non-residential space. The initial value of this concession opportunity is approximately £675m.

This opportunity may also include the balance of Planning Development Zone 8, the Pudding Mill Lane site and Planning Development Zone 12, the Rick Roberts Way site both identified in the Legacy Communities Scheme and under the control of LLDC, the total estimated development value for the additional site is £750m.

#### **II.1.5) Estimated total value**

Value excluding VAT: £675,000,000

#### **II.1.6) Information about lots**

This concession is divided into lots: No

### **II.2) Description**

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

- 70000000 - Real estate services
- 70100000 - Development services of real estate
- 70123100 - Sale of residential real estate
- 70331000 - Residential property services
- 73220000 - Development consultancy services
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213110 - Shop buildings construction work
- 45112700 - Landscaping work
- 45233100 - Construction work for highways, roads
- 45221000 - Construction work for bridges and tunnels, shafts and subways
- 45233260 - Pedestrian ways construction work
- 45231000 - Construction work for pipelines, communication and power lines
- 45231221 - Gas supply mains construction work
- 45231223 - Gas distribution ancillary work
- 45231300 - Construction work for water and sewage pipelines
- 45232450 - Drainage construction works
- 45231400 - Construction work for electricity power lines
- 45232140 - District-heating mains construction work

- 45247100 - Construction work for waterways
- 45200000 - Works for complete or part construction and civil engineering work
- 71000000 - Architectural, construction, engineering and inspection services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71251000 - Architectural and building-surveying services
- 71400000 - Urban planning and landscape architectural services
- 71530000 - Construction consultancy services
- 71311000 - Civil engineering consultancy services
- 71315200 - Building consultancy services
- 79418000 - Procurement consultancy services
- 79993000 - Building and facilities management services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45259300 - Heating-plant repair and maintenance work
- 45330000 - Plumbing and sanitary works
- 79992000 - Reception services
- 90911200 - Building-cleaning services
- 79710000 - Security services
- 79412000 - Financial management consultancy services
- 45111000 - Demolition, site preparation and clearance work

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

NUTS codes

- UKI4 - Inner London – East

Main site or place of performance

Inner London – East

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

See II.1.4 above and note the following: 1) LLDC is seeking a developer partner to jointly deliver the development of the Sites through a 50%/50% incorporated vehicle (the “JV”) which shall be governed by a joint venture agreement. 2) the DA shall provide ultimately for a leasehold interest (minimum 250-year term) of the Sites to be granted to the JV. For further information please visit:

<https://award.commercedecisions.com/londonlegacy/web/project/bb7a3c7c-0a5e-47cf-8762-fc432f1b5811/register>

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

Concession is awarded on the basis of the criteria stated in the procurement documents

### **II.2.6) Estimated value**

Value excluding VAT: £675,000,000

### **II.2.7) Duration of the concession**

Duration in months

240

### **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**

1) the DA shall be entered into by LLDC and the JV 2) key contracts (including building contracts) shall be procured after award by the JV

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the concession**

#### **III.2.2) Concession performance conditions**

The concession contains social and environmental requirements. Please see the procurement documents for further details.

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## **Section IV. Procedure**

### **IV.1) Description**

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

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.2) Time limit for submission of applications or receipt of tenders**

Date

28 February 2023

Local time

1:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.2) Information about electronic workflows**

Electronic payment will be used

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

The Concession Contracts Regulation 2016 applies to this competition as the development agreement and ancillary joint venture documentation are, together, considered to constitute a works concession. The Selection Questionnaire and Information Memorandum include indicative information regarding the procurement process, including a high level summary of the Award Criteria. The full Award Criteria will be provided within the Invitation to Submit



Outline Proposals (“ISOP”). The estimated total value of the contract may be in the region of £675m. To respond to this opportunity, please visit:

<https://award.commercedecisions.com/londonlegacy/web/project/bb7a3c7c-0a5e-47cf-8762-fc432f1b5811/register>

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=751377865>

GO Reference: GO-2023117-PRO-21930945

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

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

See VI.4.3

London

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for review procedures: In accordance with Regulation 47 (Notice of decision to award a concession contract); Regulation 48 (Standstill Period) and Regulation 52 to 63 of the Concession Contracts Regulations 2016 (CCR 2016). Following any decision to award the concession contract, the Contracting Authority will providing debriefing information to unsuccessful bidders (in accordance with Regulation 47 CCR 2016) and observe a minimum 10 day standstill period (in accordance with Regulation 48 CCR 2016) before the concession contract is entered into.