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Contract

South Thamesmead Phases 2 and 3 Joint Venture Partnership

Peabody Trust

F03: Contract award notice

Notice identifier: 2024/S 000-001526

Procurement identifier (OCID): ocds-h6vhtk-042db6

Published 16 January 2024, 7:06pm

Section I: Contracting authority

I.1) Name and addresses

Peabody Trust

Minster Court, 45-47 Westminster Bridge Road

London

SE1 7JB

Contact

Kishore Senathirajah

Email

kishore.senathirajah@peabody.org.uk

Telephone

+44 2038283630

Country

United Kingdom

Region code

UKI6 - Outer London – South

Internet address(es)

Main address

<https://www.peabody.org.uk/>

Buyer's address

www.peabody.org.uk

I.4) Type of the contracting authority

Other type

Housing Association

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

South Thamesmead Phases 2 and 3 Joint Venture Partnership

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Peabody is seeking to establish a 50:50 joint venture ('JV') between Peabody and a private sector partner ('PSP') to deliver phases 2 and 3 of the South Thamesmead regeneration project, at Harrow Manorway, near Abbey Wood, SE2 9LH (the 'Development Site'). The Development Site totals circa 3.1 hectares (7.7 acres) split between a northern plot (Phase 2, c 1.7 ha (4.6 ac)) and southern plot (Phase 3, c 1.2 ha (3.1 ac)).

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £300,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI6 - Outer London – South

Main site or place of performance

Outer London – South

II.2.4) Description of the procurement

50:50 joint venture ('JV') between Peabody and a private sector partner ('PSP') to deliver phases 2 and 3 of the South Thamesmead regeneration project. It is anticipated that the PSP will provide construction services to the JV, and may provide additional professional services. In total the Development Site is estimated to have capacity for c 730 homes and c 1,000 square foot of community space (the latter assumed to be delivered in Phase 2). Phase 2 benefits from an outline planning consent for delivery of up to 329 homes and up to 1,050 square metres of commercial floorspace (London Borough of Bexley ref. 16/01287/OUTM). Recent scheme testing estimates capacity for Phase 3 at c 400 homes. Phase 3 is part of a separate outline application currently being determined by the local planning authority, across a wider area, for up to 1,950 homes and 3,225 square metres of commercial floorspace (ref. 21/01948/OUTEA).

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 55%

Cost criterion - Name: Price / Weighting: 45%

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

Restricted procedure

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: [2019/S 213-524458](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 August 2022

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Lovell Partnerships Limited

Kent House, 14 - 17 Market Place

London

W1W 8AJ

Country

United Kingdom

NUTS code

- UKI - London

National registration number

02387333

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £300,000,000

Total value of the contract/lot: £300,000,000

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=834232350>

GO Reference: GO-2024116-PRO-24970920

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom

