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Tender

One Housing Group – Stewart Street Joint Venture Partner Procurement

One Housing

F02: Contract notice

Notice identifier: 2023/S 000-002969

Procurement identifier (OCID): ocds-h6vhtk-03a18d

Published 31 January 2023, 3:54pm

Section I: Contracting authority

I.1) Name and addresses

One Housing

Atelier House, 64 Pratt Street

London

NW1 0DL

Contact

Rupert Burstein

Email

rupert.burstein@arcadis.com

Country

United Kingdom

Region code

UKI - London

National registration number

NA

Internet address(es)

Main address

<http://www.onehousing.co.uk>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/67142>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=59594&B=ONEHOUSING

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=59594&B=ONEHOUSING

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

One Housing Group – Stewart Street Joint Venture Partner Procurement

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

One Housing Group (OHG) is seeking a joint venture partner for the residential redevelopment of Stewart Street. OHG is a leading affordable housing provider, which owns over 17,000 homes across London and the South-East. Stewart Street comprises 84 occupied units across two blocks and a community centre in Tower Hamlets. OHG has undertaken some early stage design development, resident engagement and a successful ballot. The process is a lean competitive dialogue procedure to enter a 50/50 corporate joint venture. The partner will work with OHG on pre-construction and construction. The partner will be a private sector residential developer experienced in the design and delivery of high quality, high-rise flatted residential redevelopment working in joint venture with public or affordable housing partners.

II.1.5) Estimated total value

Value excluding VAT: £150,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45111000 - Demolition, site preparation and clearance work
- 45112700 - Landscaping work

- 45113000 - Siteworks
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 71247000 - Supervision of building work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

One Housing Group (OHG) is seeking select a private sector partner to work in joint venture to deliver the residential redevelopment of Stewart Street, Isle of Dogs, London. Existing residents and a focus on social purpose are at OHG's core as an organisation and fundamental considerations for all activities undertaken including redevelopment projects delivering regeneration such as Stewart Street. Following a recent merger OHG is now part of The Riverside Group, creating one of the largest housing associations in the UK. OHG has completed a detailed options appraisal process with existing residents, reviewing options from minor changes to full redevelopment. The outcome was support from most residents for full redevelopment including decanting. A ballot held in March 2022 resulted in 80% support for full redevelopment. To help inform the options appraisal process OHG appointed PRP Architects to undertake early stage design development for full redevelopment of the site including site limitations, in particular minimising off-site decanting. Of the 84 existing units 71 are social rent tenancies, 4 are resident leaseholders and 9 non-resident leaseholders. Reprovision is proposed for social rent tenants and resident leaseholders only. The procurement process is a lean competitive dialogue procedure to appoint a partner to enter into a 50/50 corporate LLP joint venture. This procurement also includes the option (which may only be exercised pursuant to the agreement of OHG and selected joint venture partner) to bring forward the Kingsbridge redevelopment opportunity, to be procured adopting the same principles. The partner will work collaboratively across all elements of design, planning and construction to deliver high quality, private sale and affordable residential development, a new community centre and financial returns. The pre-construction phase will commence immediately following creation of the joint venture and will focus on design development and expedient progression of the scheme to achieve a satisfactory detailed planning consent. It is anticipated the partner will play a leading role here, using its experience to maximise the opportunity. The phased construction process will commence at the earliest opportunity following grant of planning consent, subject to decanting. It is anticipated the partner will utilise its well-established supply chains to manage cost, de-risk construction and ensure

quality throughout the construction process and for the sale of completed units on the open market. It is anticipated the partner will be able to draw upon internal expertise to provide development management, project management, construction management, sales and marketing and accounting and administration services to the joint venture at a reasonable and proportionate cost. The partner is expected to be a private sector residential developer with specific experience working in joint venture partnership with public sector or affordable housing partners to design and deliver high quality, high-rise flatted residential development. The partner will be required to leverage experience, expertise, funding and development services to deliver the project. Partners should have sufficient capacity to commence design delivery leading into scheme delivery immediately on the set-up of the joint venture. To be able to maximise the opportunity commercially partners should possess a detailed knowledge of the London residential markets at the appropriate price point for Stewart Street. Application of this knowledge will allow the partner to maximise returns in terms of design, specification, marketing and sales strategy. Partners should have a good understanding of the complexities this brings. Key here is confidence gained from experience in working closely with existing residents throughout the development process.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £150,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

96

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 3

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the procurement documents

II.2.10) Information about variants

Variants will be accepted: No

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

This procurement is for the award of a Joint Venture Development Agreement. This opportunity is for the development of Stewart Street, and the optionally the development of Kingsbridge. Limited further information on the Kingsbridge redevelopment opportunity is provided in the Selection Questionnaire. The estimated value relates to Stewart Street only and does not include Kingsbridge.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As stated in the procurement documents

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 contract

III.2.2) Contract performance conditions

Under this contract the contractor and its supply chain will be required to actively participate in the achievement of social and/or other environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly the contract performance conditions may relate in particular to social and environmental considerations.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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.2.2) Time limit for receipt of tenders or requests to participate

Date

3 March 2023

Local time

5:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

31 March 2023

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

OHG reserves the right not to award any contract pursuant to this procurement exercise and / or to abandon this procurement exercise at any time and / or to award a contract for part of the works / services / supplies at its sole discretion. OHG shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. For the avoidance of doubt, all costs incurred by any applicant and / or tenderer before signature of any contract with OHG shall be incurred entirely at that applicant's / tenderer's risk.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC1A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC1A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a standstill period following the award of the contract and will conduct itself in accordance with the Public Contracts Regulations 2015.

VI.4.4) Service from which information about the review procedure may be obtained

Cabinet Office

Cabinet Office, 70 Whitehall

London

SW1A 2AS

Country

United Kingdom