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Tender

Limmo Opportunity

Places for London Limited

F02: Contract notice

Notice identifier: 2024/S 000-003170

Procurement identifier (OCID): ocds-h6vhtk-03ea97

Published 31 January 2024, 10:39am

Section I: Contracting authority

I.1) Name and addresses

Places for London Limited

5 Endeavour Square

London

E201JN

Contact

Alina Ladha

Email

LimmoOpportunity@tfl.gov.uk

Country

United Kingdom

Region code

UKI - London

Companies House

08961151

Internet address(es)

Main address

<https://www.placesforlondon.co.uk/>

I.3) Communication

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

<https://service.riba.com/Supplier.aw>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://service.riba.com/Supplier.aw>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Property Development

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Limmo Opportunity

Reference number

00039 Places_Limmo Opportunity

II.1.2) Main CPV code

- 70111000 - Development of residential real estate

II.1.3) Type of contract

Services

II.1.4) Short description

Places for London Limited (Places for London), a wholly owned subsidiary of Transport for London (TfL) is commencing a procurement process to appoint a joint venture property development partner and development manager to deliver a residential led development at the Limmo Peninsula site in Canning Town, East London.

The Limmo project provides an opportunity for an experienced property developer to partner in a joint venture with Places for London to deliver a sustainable, place-based design which will act as a catalyst for further regeneration of the local area. It is anticipated that the project will not only generate a financial return, but also deliver significant benefits to the local community and provide much needed private for sale, build to rent and affordable housing.

The Limmo site comprises 5 hectares of brownfield land located entirely in the London Borough of Newham (LBN) and is one of East London's largest remaining brownfield sites with over 600m of river frontage. With direct links to the Jubilee and DLR lines, it is less than 20 minutes from central London.

The site has the potential to deliver circa 1,500 new homes, commercial spaces, open space and connectivity improvements for the wider area. It will be offered to the market on a long leasehold basis.

The opportunity will reserve the ability to include additional sites as part of a wider East London Partnership. Inclusion of any additional sites will be at Places for London's sole

discretion.

The conditions applicable to the exercise of the options are outlined within the tender documents which are available via: <https://service.ariba.com/Supplier.aw>

This call for competition requires interested Applicants to register on the SAP Ariba portal at the above mentioned link, email LimmoOpportunity@tfl.gov.uk with their registration details and respond to the Standard Selection Questionnaire (SSQ) by 12:00 GMT on 06 March 2024.

II.1.5) Estimated total value

Value excluding VAT: £2,040,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70110000 - Development services of real estate
- 70120000 - Buying and selling of real estate
- 71540000 - Construction management services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

Places for London Limited is commencing a procurement process to appoint a joint venture property development partner and development manager to deliver a residential led development at the Limmo Peninsula site in Canning Town, East London.

The Limmo site comprises 5 hectares of brownfield land located entirely in the London Borough of Newham (LBN) and is one of East London's largest remaining brownfield sites with over 600m of river frontage. With direct links to the Jubilee and DLR lines, it is less than 20 minutes from Central London. It was previously used as a Crossrail tunnelling site until 2021 and the Elizabeth Line tunnels run under the southern part, along with two shafts, one of which has been filled in. There are a number of other physical constraints

on site, including underground cables, overhead power lines and gas and water easements.

There is significant operational infrastructure either on, or in close proximity to the site, which will require close coordination with TfL's Infrastructure Protection team.

The Limmo Peninsula is identified as a Strategic Site Allocation in LBN's draft new Local Plan, which sets out that the site should come forward to provide residential development , open space and improved connectivity. It does not have planning consent for development at present, although Places for London have undertaken preapplication meetings with LBN to establish planning principles which are included in the tender documentation.

There is an existing masterplan which establishes an initial concept scheme designed by Feilden Clegg Bradley which can be accessed via the Data Room.

The opportunity will reserve the ability to include additional sites as part of a wider East London Partnership. Inclusion of any additional sites will be at Places for London's sole discretion.

The value stated in this notice is based on a combined estimated gross development value of the opportunity, including any additional options, apportioned to the JV partner's share.

Additional information:

Places for London strongly encourages those interested in tendering to undertake their activities in line with Responsible Procurement principles. Further information on TfL's Responsible Procurement policies can be found on the following website:

<https://tfl.gov.uk/corporate/publications-and-reports/procurement-information>

II.2.5) Award criteria

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

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

Duration in months

240

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The development of Additional East London Site(s). The conditions applicable to the exercise of the options are outlined within the tender documents.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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.2.1) Previous publication concerning this procedure

Notice number: [2023/S 000-021696](#)

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

Date

6 March 2024

Local time

12:00pm

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

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

PARTICIPATION GUIDANCE:

The procurement will be managed using the e-procurement platform, SAP Ariba. In order to receive access to the procurement documents and participate in the first stage of the procurement process (SSQ), applicants must be registered on SAP Ariba.

Applicants are required to respond to all sections of the SSQ and must submit responses in accordance with the instructions and response deadline stated. Each response must be submitted electronically via the SAP Ariba portal.

Instructions for accessing SAP Ariba and the procurement documents:

To access the procurement documents on SAP Ariba, potential applicants should:

- Step 1: Visit the SAP Ariba platform using the following link:

<https://service.ariba.com/Supplier.aw>

- Step 2:

- o If new to SAP Ariba, click 'Register Now' and create a standard SAP Ariba account by providing the requested company and administrator information and providing a password which contains a capital letter, a number and a special character; or

- o If already an account holder on SAP Ariba, log in using your log in details. Those who are already registered as a TfL Supplier on SAP Ariba, will still need to follow Step 5 below in order to be added as a participant.

Please note, if new to SAP Ariba, the SAP Ariba platform may ask you to review and check for duplicate accounts that others in your business may have set up previously. If there are duplicate accounts, either contact the relevant account administrator using the SAP Ariba functionality or if you require a separate account for access to TfL procurements then please select 'back' and select 'continue account creation'.

- Step 3: Confirm your email address once the confirmation email has been sent.

- Step 4: Confirm in the SAP Ariba platform what type of goods/services you supply.
- Step 5: Send an email to LimmoOpportunity@tfl.gov.uk with the information from Steps 2 to 4 including your Business Network ID and the respondent's company name, username and administrator email.
- Step 6: Use the unique link in the response email to access SAP Ariba.
- Step 7: When you have access to the procurement's main home page on SAP Ariba, click on the 'Intend to Participate' button icon in order to fully register against the contract opportunity.
- Step 8: In the main menu bar at the left of the website click the 'All Content' to see all documentation. Prospective respondents must follow the instructions in the SSQ when completing and submitting a response to the SSQ.

SAP Ariba Supplier Registration Help Page:

https://help.sap.com/docs/ARIBA_NETWORK_SUPPLIERS/ddd75910f67b4212b1c83f9d68cd2f01/de32f3eaf0181014be26e0d2a68be9ef.html.

If you have any queries regarding your registration, please email:

Ariba_Supplier_Enablement@tfl.gov.uk

VI.4) Procedures for review

VI.4.1) Review body

Transport for London

London

Country

United Kingdom