

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/003301-2025>

Tender

## **HAR6070 Architect Services for Augustus Street (Bartlett Park) Extra Care Scheme**

Tower Hamlets

F02: Contract notice

Notice identifier: 2025/S 000-003301

Procurement identifier (OCID): ocds-h6vhtk-04da9e

Published 31 January 2025, 2:31pm

### **Section I: Contracting authority**

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

Tower Hamlets

New Town Hall, 160 Whitechapel Road London

London

E1 1BJ

#### **Contact**

Ms Seniz Asim

#### **Email**

[seniz.asim@towerhamlets.gov.uk](mailto:seniz.asim@towerhamlets.gov.uk)

#### **Telephone**

+44 244778066

#### **Country**

United Kingdom

**Region code**

UKI - London

**Internet address(es)**

Main address

<http://www.towerhamlets.gov.uk>

Buyer's address

<http://www.towerhamlets.gov.uk>

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

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

[https://www.londontenders.org/procontract/supplier.nsf/frm\\_home?openForm&Login](https://www.londontenders.org/procontract/supplier.nsf/frm_home?openForm&Login)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://www.londontenders.org/procontract/supplier.nsf/frm\\_home?openForm&Login](https://www.londontenders.org/procontract/supplier.nsf/frm_home?openForm&Login)

**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**

HAR6070 Architect Services for Augustus Street (Bartlett Park) Extra Care Scheme

Reference number

DN761603

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

- 71000000 - Architectural, construction, engineering and inspection services

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

Services

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

Tower Hamlets aims to create a number of extra care bed places within the borough to the benefit of its existing residents and families, and to reduce the ongoing financial burden of out of borough placements, which is unsustainable in the long term. In addition, Tower Hamlets has one of the most ethnically diverse populations in Britain, home to many communities including the largest Bangladeshi community in the country, accounting for 34.6% of the overall population in the Borough.

The site at Augusta Street, adjacent to Bartlett Park, has been identified as providing a Culturally Sensitive Extra Care Housing development and potentially some general needs housing

London Borough of Tower Hamlets (LBTH) is seeking to procure an architectural design consultant to develop a design for the land adjacent to Bartlett Park.

The design team are asked to explore and present a range of options that make best use of the underdeveloped land for housing with Extra Care and to increase the supply for general needs affordable housing, which includes:

- Preparing a hybrid planning application to comprise a) an outline approval (RIBA stage 2) for the entire scheme and b) a detailed planning application (RIBA Stage 3) for the extra care housing development.
- Subject to pre-app discussions, a detailed application (RIBA Stage 3) for the entire site

to include Extra Care housing and general needs housing.

The Contract Period is initially for a period of 12 months, although the Authority reserves the right to extend the Contract on the same terms for further period of 3 months, making a total possible Contract Period of 15 months.

The estimated contract value of this Contract is £250,000 (excluding VAT).

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

[https://www.londontenders.org/procontract/supplier.nsf/frm\\_home?openForm&Login](https://www.londontenders.org/procontract/supplier.nsf/frm_home?openForm&Login)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://www.londontenders.org/procontract/supplier.nsf/frm\\_home?openForm&Login](https://www.londontenders.org/procontract/supplier.nsf/frm_home?openForm&Login)

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

Value excluding VAT: £250,000

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

This contract is divided into lots: No

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

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

NUTS codes

- UKI - London

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

The general scope of duties to be undertaken as part of this appointment will include the following:

- Provision of services in accordance with RIBA Standard Agreement 2010 (2012 Revision) up to RIBA Stage 2 for the entire site and RIBA Stage 3 for the Extra Care Housing.
- Appointment as the Principal Designer in accordance with the CDM 2015 regulations;

- In conjunction with LBTH staff, the Employers Agent (once appointed) and others, to prepare, organise, co-ordinate the provision of design and other information required for the design and required consultation.
- Prepare a hybrid application, including liaison with planners and others, dealing with enquiries, attending pre-application discussions, undertaking resident consultation and any other tasks required to achieve planning approval for both elements of the project.
- Liaising closely with LBTH staff, the Employers Agent and others to compile Employers Requirements as part of the contractor's contract documentation;
- Providing expert advice on design, planning, construction materials, construction process and quality management to minimise construction periods.
- Chair all Design Team Meeting and Design Workshops and issue minutes/actions lists.
- The full scope of services to be provided is set out in Appendix 5.

The key objectives are:

- To deliver a strategic, high level design vision for the whole site
- To develop designs that will bring forward an Extra Care housing scheme and to produce alternative options for increasing the supply of a compliant mix of general needs affordable housing scheme of the highest design and architectural quality and improved public realm
- To present a detailed design for the Extra Care Housing up to RIBA stage 3. This will be incorporated into a hybrid application, or as a single application if Planners are supportive of a design that includes general needs affordable housing.
- To deliver a scheme that delivers value for money without compromising on the essential elements of place-making.
- To actively involve local residents through the design and delivery process.

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

Quality criterion - Name: Price is not the only award criterion and all criteria are stated only in the procurement documents / Weighting: 0

Price

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

Value excluding VAT: £250,000

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

Duration in months

12

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: 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 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

## **Section IV. Procedure**

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

#### **IV.1.1) Type of procedure**

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

Date

28 February 2025

Local time

12:00pm

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

English

#### **IV.2.7) Conditions for opening of tenders**

Date

28 February 2025

Local time

12:00pm

---

## **Section VI. Complementary information**

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

This is a recurrent procurement: No

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

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

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom