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Tender

## **Delivery Partner in Relation to Church Street Site A and Possible Future Sites**

Westminster City Council

F02: Contract notice

Notice identifier: 2023/S 000-003996

Procurement identifier (OCID): ocds-h6vhtk-02be0b

Published 9 February 2023, 11:23am

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

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

Westminster City Council

64 Victoria Street

London

SW1E 6QP

#### **Contact**

Luke Taylor

#### **Email**

[ltaylor1@westminster.gov.uk](mailto:ltaylor1@westminster.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<http://www.capitalesourcing.com>

**I.3) Communication**

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

<http://www.capitalesourcing.com>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<http://www.capitalesourcing.com>

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

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

Regional or local authority

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

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

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

Delivery Partner in Relation to Church Street Site A and Possible Future Sites

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

- 45000000 - Construction work

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

Works

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

Westminster City Council (the Council) regards Church Street as its flagship regeneration project. The Council has ambitious plans and is committed to significant investment to regenerate Church Street sustainably and build on the distinctive character of the place and its people. The Council's objectives for the project are set out in the Masterplan Framework and Housing Renewal Strategy. The scheme is split into three parcels, Sites A, B & C together with the Church Street market and Public Realm. The Council has prepared designs ready for a planning application which were submitted in November 2021. Amendments have been made to this planning application, and have been submitted to the local planning authority in February 2023.

The Council will deliver Site A through a joint venture structure (the partners to the JV being either the Council or its wholly owned company and the delivery partner) and thus the Council seeks a delivery partner.

Church Street Delivery Partner for Site A and potentially subsequent phased sites B, C and Church Street Market public realm.

The inclusion of sites B, C and the Church Street Market and Public Realm are at the sole discretion of the Council, and there is no guarantee that these sites will be awarded to the appointed Delivery Partner. In the event that these sites are to be awarded to the appointed Delivery Partner they will be brought forward via a Future Sites Agreement.

The appointed Delivery Partner will help deliver Site A and, potentially subsequent phases, of the Church Street Masterplan. This will include working collaboratively with the Council, residents, and additional stakeholder groups to deliver Site A, of the Church Street Masterplan. As set out above, the potential subsequent sites and phasing of these

sites will be optional and awarded at the Council's sole discretion.

The estimated value of Site A is circa £250m - £280m. The potential estimated value of all possible sites under the Future Sites Agreement is £596m comprising additional sites B (circa £209m) & C (circa £102m) and market works (circa £4.5m) (cumulative estimate of all sites) that will be delivered in multiple phases. Each tenderer's attention is drawn to the section II.2.4 which sets out the Phasing process in more detail.

Further information regarding the Church Street Masterplan can be found at <https://churchstreet.org/>

All amounts are subject to indexation and the procurement contracts make provision for changes allowing for the procurement value to increase beyond the range included in this notice, changes will be in accordance with regulation 72 of the Public Contract Regulations 2015.

Documents relating to details of the Church Street scheme and the Procurement process to be followed, are made available to all Candidates who express an interest in the opportunity via [www.capitalesourcing.com](http://www.capitalesourcing.com).

Economic operators that want to bid will be required to enter into a non-disclosure agreement (NDA), prior to gaining access to the full set of contract documents, including the Commercial Outline and associated legal documents. All terms must be agreed implicitly as mark-ups will not be accepted.

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

Value excluding VAT: £596,000,000

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

This contract is divided into lots: No

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

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

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211360 - Urban development construction work
- 45233130 - Construction work for highways
- 45300000 - Building installation work

- 71220000 - Architectural design services

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

NUTS codes

- UK - United Kingdom
- UKI - London
- UKI32 - Westminster

Main site or place of performance

Church Street, Westminster, London

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

The Council believes that providing good homes can act as the bedrock of a successful community. In this area of Westminster the overarching aim in delivering regeneration is to provide: Long-term physical, economic and social sustainability; and create a high quality, sustainable mixed-use urban neighbourhood that integrates with the surrounding areas and is attractive to residents and visitors alike. Redevelopment is not merely about upgrading housing stock; it is also about improving the overall quality of people's lives now and for future generations. The Council requires all those working on the project to understand its approach toward community involvement and be prepared to work collaboratively with the Council, the residents and other stakeholders to develop a flagship scheme.

Current proposals for Church Street reflect the uniqueness, diversity and vibrancy of Church Street and will deliver a socially, economically and environmentally sustainable neighbourhood, details of which are contained within the Procurement Documents.

The procurement process for Site A provides a tremendous opportunity for potential partners to find out more about this exciting long-term opportunity and for the successful partner to be a part of the journey from the outset and delivery of the first phase.

The Council will be developing the Final Business Case which includes the detail of the delivery options/structures and this delivery partner procurement exercise will inform. The work has not concluded but is likely to include an LLP vehicle jointly owned with the development partner to assist with some or all of the design/planning, funding, construction and sales/letting of the development.

The Council is seeking a suitable and appropriately qualified partner to deliver Site A and subsequent potential sites identified within the Church Street Masterplan. All amounts are subject to indexation and the procurement contracts make provision for changes allowing

for the procurement value to increase beyond the range included in this notice, changes will be in accordance with regulation 72 of the Public Contract Regulations 2015.

In Phase 1 the Council will be the successful Tenderer's employer and the Council will self-fund the cost of construction. However, the Council reserves its right to amend the structure and funding plans in relation to Phase 2, including but not limited to appointing a third party employer. The successful Tenderer is not guaranteed to be employed to undertake Phase 2.

Subsequent sites or phases shall be subject to - The Future Sites Agreement, which sets out preparations for additional sites (which may be brought forward as sub-phases). Tenderers may note that the Future Sites Agreement provides for the Council's interests in the Future Sites Agreement to be novated to a Council subsidiary, an investment partner (selected by the Council), a traditional developer, a Council procured delivery partner or a combination of any of them.

The Future Sites Agreement does not oblige the successful Tenderer to implement subsequent sites or phases but provides a structure to enable the Council and the successful Tenderer, if both parties are willing, to implement some or all of future sites/phases. For the avoidance of doubt, there is no guarantee that the appointed Delivery Partner will be awarded the works for future sites, and any decisions regarding future awards will be at the Council's sole discretion.

Further indicative information regarding the Future Sites Agreement is included in the Procurement documents.

A complete suite of procurement documents in relation to this opportunity may be downloaded from [www.capitalesourcing.com](http://www.capitalesourcing.com), subject to tenderers signing and returning a non-disclosure agreement.

#### **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: £596,500,000

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

Envisaged number of candidates: 4

Objective criteria for choosing the limited number of candidates:

Detailed 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**

Social Value

The subject matter of the contract has been scoped to take into account the priorities of the contracting authority in relation to the Public Services (Social Value) Act 2012, relating to economic, social and environmental well-being. These priorities are described in the procurement documents.

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## **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

The Council reserves the right not to award any contract and/or abandon this procurement and/or to award a contract for part of the works. Costs associated with producing its Tender will be borne by the Tenderer.

#### **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

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## **Section IV. Procedure**

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

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

Competitive procedure with negotiation

#### **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: [2021/S 000-013976](#)

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

Date

13 March 2023

Local time

12:00pm

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

11 April 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: 12 (from the date stated for receipt of tender)

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## **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

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

Westminster City Council will observe a standstill period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contract Regulations 2015.

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

Cabinet Office

70 Whitehall

London

SW1A 2AS

Country

United Kingdom