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Contract

Delivery Partner for Growing Brixton's Rec Quarter – 49 Brixton Station Road and 6 Canterbury Crescent

London Borough of Lambeth

F03: Contract award notice

Notice identifier: 2025/S 000-004447

Procurement identifier (OCID): ocds-h6vhtk-02a25a

Published 10 February 2025, 5:46pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Lambeth

Town Hall, Brixton Hill

London

SW2 1RW

Contact

Corporate Procurement

Email

Contractstrategy@lambeth.gov.uk

Telephone

+44 7785660185

Country

United Kingdom

Region code

UKI45 - Lambeth

National registration number

n/a

Internet address(es)

Main address

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

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/18>

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

Delivery Partner for Growing Brixton's Rec Quarter – 49 Brixton Station Road and 6 Canterbury Crescent

Reference number

43828

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Lambeth is seeking to secure a delivery partner/consortium that will be able to realise the Council's ambitions of supporting the long-term resilience of Brixton town Centre through the sustainable, net zero development of two sites in Brixton Town Centre which will deliver significant benefits for the local community.

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: £161,978,600

II.2) Description**II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 70100000 - Real estate services with own property

II.2.3) Place of performance

NUTS codes

- UKI45 - Lambeth

II.2.4) Description of the procurement

The London Borough of Lambeth is seeking to secure a delivery partner/consortium that will be able to realise the Council's ambitions of supporting the long-term resilience of Brixton town Centre through the sustainable, net zero development of two sites in Brixton Town Centre which will deliver significant benefits for the local community.

The partner will be required to work with the Council through a Joint Delivery Board and set up structures to support robust community engagement and involvement. The development will be required to provide a minimum of 6,500 sqm of workspace (20% of which will be delivered as affordable workspace) around 240 homes (50% of which will be affordable (with a 70% Council rent and 30% London Living Rent/Shared ownership split)), reprovision of enhanced Street Market Infrastructure (trader parking, waste

facilities and storage space) and public realm improvements to Pope's Road and Brixton Station Road.

A robust employment and skills package is also required with at least 25% of the future job opportunities created being prioritised for local people alongside commitments to paying the London Living Wage in relation to all jobs related to the development, both during the construction and operational phases.

II.2.5) Award criteria

Quality criterion - Name: Economic Strategy / Weighting: 25

Quality criterion - Name: Partnership, engagement and co-design / Weighting: 10

Quality criterion - Name: Equalities, Diversity & Inclusion / Weighting: 10

Quality criterion - Name: Land Use, Sustainability, Urban Design and Architectural Approach / Weighting: 10

Quality criterion - Name: Legal / Weighting: 10

Price - Weighting: 35

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

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 000-006889](#)

Section V. Award of contract

Contract No

1

Title

Growing Brixton's Rec Quarter – 49 Brixton Station Road and 6 Canterbury Crescent

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 September 2022

V.2.2) Information about tenders

Number of tenders received: 8

Number of tenders received by electronic means: 8

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

V.2.3) Name and address of the contractor

London Square Developments Limited

One York Road, Uxbridge,

Middlesex,

UB8 1RN

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

07160957

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: £170,000,000

Total value of the contract/lot: £16,978,600

Section VI. Complementary information

VI.3) Additional information

The Contracting Authority 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 only, at its sole discretion. The Contracting Authority shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. The Contracting Authority reserves their right to award the Development Agreement on the basis of initial tenders received without conducting negotiations. Certain of the commitments to be contained in the Development Agreement may extend into the life of the development by 5 years.

VI.4) Procedures for review

VI.4.1) Review body

The High Court

United Kingdom

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

The High Court

United Kingdom

London

WC2A 2LL

Country

United Kingdom

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

Cabinet Office

70 Whitehall

London

SW1 2AS

Telephone

+44 207261234

Country

United Kingdom