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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](mailto: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

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**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

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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 000-006889](#)

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## **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

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## **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