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Contract

Teviot Estate Regeneration

Poplar Housing and Regeneration Community Association Limited

F03: Contract award notice

Notice identifier: 2021/S 000-004587

Procurement identifier (OCID): ocds-h6vhtk-02995c

Published 8 March 2021, 12:32pm

Section I: Contracting authority

I.1) Name and addresses

Poplar Housing and Regeneration Community Association Limited

155 East India Dock Road

London

E14 6DA

Contact

Paul Dooley

Email

paul.dooley@poplarharca.co.uk

Telephone

+44 2075100500

Country

United Kingdom

NUTS code

UKI - LONDON

Internet address(es)

Main address

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

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Teviot Estate Regeneration

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Poplar HARCA is procuring a JV development partner to deliver a regeneration scheme to build approximately 1,800 - 2,500 homes at the Teviot Estate site.

The regeneration must protect the close and strong community spirit, and deliver high quality homes, beautiful open spaces that feel welcoming and safe, and suitable infrastructure such as local shops.

Poplar HARCA is responsible for the procurement, but the London Borough of Tower Hamlets (LBTH) is also a named contracting authority as it may later contribute land to the project and rely on the contract to deliver its regeneration outcomes.

Only the land owned by Poplar HARCA is guaranteed within the scope of the contract. The contract will contain provisions which allow for the inclusion of the LBTH at a later date. No exclusivity is granted and it is at the sole discretion of Poplar HARCA and the LBTH to include such land. More information on the possible inclusion of the land is set out in the MOI.

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: £940,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45111000 - Demolition, site preparation and clearance work
- 45112700 - Landscaping work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45212420 - Construction work for restaurants and similar facilities
- 70330000 - Property management services of real estate on a fee or contract basis
- 70333000 - Housing services
- 71541000 - Construction project management services
- 79993000 - Building and facilities management services
- 71220000 - Architectural design services

II.2.3) Place of performance

NUTS codes

- UKI42 - Tower Hamlets

Main site or place of performance

Tower Hamlets

II.2.4) Description of the procurement

Poplar HARCA is procuring a JV development partner to deliver a regeneration scheme to deliver approximately 1,800 new homes on Poplar HARCA's land at the Teviot Estate site. In the event that the London Borough of Tower Hamlets contributes land to the project the estimated number of new homes will be between 1,800 and 2,500. The location of the site is described in more detail in the Memorandum of Information.

Poplar HARCA consulted with residents and carried out an options appraisal exercise. Feedback and a subsequent ballot confirmed overwhelmingly that residents favour exploring options for regeneration, which ensures that the strong sense of community on the estate is not compromised.

The key project objective is to deliver the regeneration of the Teviot Estate in accordance with the Landlord's offer (contained in the procurement documents). The regeneration must deliver high quality homes to meet the needs of the residents together with beautiful

open spaces that must feel welcoming and safe. Suitable infrastructure must be considered alongside the new homes including local shops.

Poplar HARCA requires partnership working and agreements with the local Council and other adjacent landowners - this will be key to the success of the project.

Further details are contained in the Memorandum of Information (contained within the procurement documents) which sets out in more detail the different options appraisals, and the extent of development across the site (both with and without the London Borough of Tower Hamlet's and other adjacent land opportunities).

It is envisaged that the duration of the contract will be between 15 and 20 years. The anticipated gross development value of the site is between £682 million and £940 million.

Through this JV, Poplar HARCA is committed to generating social value for the Teviot Estate and its residents. For Poplar HARCA, "social value" is how services, activities and programmes contribute to meaningful and sustainable outcomes for individuals, generate opportunities for our residents and key stakeholders, build the capacity of our communities, and create thriving, resilient and cohesive communities where people want to live. We may deliver activities that generate social value ourselves, or in partnership with others.

II.2.5) Award criteria

Quality criterion - Name: Quality criterion / Weighting: 75

Cost criterion - Name: Cost Criterion / Weighting: 25

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

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/642B525755>

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: [2020/S 036-086301](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 January 2021

V.2.2) Information about tenders

Number of tenders received: 5

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

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

V.2.3) Name and address of the contractor

Hill Residential Limited

The Power House Gunpowder Mill, Powdermill Lane

Waltham Abbey

EN9 1BN

Country

United Kingdom

NUTS code

- UKI42 - Tower Hamlets

National registration number

04251718

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £940,000,000

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=576068248>

GO Reference: GO-202138-PRO-17895542

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority will conduct itself in accordance with the Public Contracts Regulations 2015.