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Tender

## **Contract for Development Partner for Seven Kings Development and Community Hub Site**

LONDON BOROUGH OF REDBRIDGE

F24: Concession notice

Notice identifier: 2024/S 000-005109

Procurement identifier (OCID): ocds-h6vhtk-043a77

Published 15 February 2024, 2:32pm

### **Section I: Contracting authority/entity**

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

LONDON BOROUGH OF REDBRIDGE

London Borough of Redbridge

ILFORD

IG27QZ

#### **Contact**

Janet Conde

#### **Email**

[janet.conde@psprocure.co.uk](mailto:janet.conde@psprocure.co.uk)

#### **Telephone**

+44 2084963000

#### **Country**

United Kingdom

**Region code**

UKI53 - Redbridge and Waltham Forest

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

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

**I.3) Communication**

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

<https://procontract.due-north.com/Advert/Index?advertId=36d67066-ecb6-ee11-8127-005056b64545>

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=36d67066-ecb6-ee11-8127-005056b64545>

Applications or, where applicable, tenders must be submitted to the above-mentioned address

**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**

Contract for Development Partner for Seven Kings Development and Community Hub Site

Reference number

DN707635

#### **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 Redbridge (the Authority) is the freeholder of the site known as Seven Kings Community & Development site at Seven Kings Bridge Car Park Including Public Conveniences And 672, High Road, Seven Kings, Ilford.

The site measures 0.71 hectares and is owned by the Authority. The Authority now wishes to appoint a developer to finance, design and build a community hub facility of at least 1,800m<sup>2</sup> to the Authority's requirements (the Hub) on a parcel of the Site. Upon practical completion of the Hub, the Authority will enter into a 999-year lease with the developer to occupy the Hub for peppercorn rent.

To assist with the viability of delivering the Hub the Authority will be inviting bidders (as part of the procurement process) to bid-back on a land value to acquire the Site which will then be transferred by the Authority to the successful bidder under the terms of the scheme.

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

Value excluding VAT: £8,000,000

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

This concession is divided into lots: No

## **II.2) Description**

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

- 45112700 - Landscaping work
- 45211100 - Construction work for houses
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45212100 - Construction work of leisure facilities
- 45213312 - Car park building construction work
- 45213316 - Installation works of walkways
- 45233100 - Construction work for highways, roads
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71251000 - Architectural and building-surveying services
- 71400000 - Urban planning and landscape architectural services
- 71520000 - Construction supervision services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 77314000 - Grounds maintenance services

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

NUTS codes

- UKI53 - Redbridge and Waltham Forest

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

II.2.4) Description of the procurement:

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The site measures 0.71 hectares and is owned by the Authority. The Authority now wishes to appoint a developer to finance, design and build a community hub facility of at least 1,800m<sup>2</sup> to the Authority's requirements (the Hub) on a parcel of the Site. Upon practical completion of the Hub, the Authority will enter into a 999-year lease with the developer to occupy the Hub for peppercorn rent.

To assist with the viability of delivering the Hub the Authority will be inviting bidders (as part of the procurement process) to bid-back on a land value to acquire the Site which will then be transferred by the Authority to the successful bidder under the terms of the scheme.

In addition to the development of the Hub the Authority will be requiring the successful developer to also deliver for its own benefit a mixed-use residential development on the Site to assist with the affordability of delivering the Hub in accordance with the provisions of a Masterplan and the Satisfactory Planning Permission. However, the Authority will not be specifying any minimum requirements or volumes that must be delivered on the wider Site in respect of the mixed-use development as the Authority will not be acquire any of these completed outputs on practical completion.

Interested developers should be aware that whilst the expectation is for the delivery of a mixed use development on the Site (with a minimum percentage of which to be for Affordable Housing), subject to planning, alternative outputs may be delivered on the Site.

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

Concession is awarded on the basis of the criteria stated in the procurement documents

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

Value excluding VAT: £8,000,000

#### **II.2.7) Duration of the concession**

Duration in months

30

#### **II.2.14) Additional information**

The estimated values in II.1.5 and II.2.6 represent the estimated capital cost of delivering

the community hub only. It does not include the potential commercial value of the wider development opportunity of the Site. As such potential returns will depend on many commercial factors including (but not limited to) the performance of the developer and market conditions. Bidders should seek independent legal and commercial advice in relation to the potential value of the opportunity and the scheme as a whole.

The duration of the concession stated in II.2.7 is the estimated construction period of the Hub. The scheme will also incorporate obligations to deliver development on the wider Site with within a period of 10 years. Further details of the scheme programme and property structure of the scheme are contained in the procurement documents.

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## **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

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## **Section IV. Procedure**

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

#### **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 submission of applications or receipt of tenders**

Date

18 March 2024

Local time

4:00pm

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

English

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## **Section VI. Complementary information**

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

This is a recurrent procurement: No

### **VI.3) Additional information**

The Concession Contracts Regulation 2016 (CCR) applies to the competition. The Authority intends to follow a process similar to the Competitive Procedure with Negotiation procedure as described in the Public Contracts Regulations 2015 (PCR). However, it reserves the right to deviate from the formalities of the PCR in conducting the competition due to the flexibilities permitted by the CCR.

Award criteria and further procurement documents will be provided at the commencement of the Initial Tender competition stage to bidders that are successfully shortlisted to participate.

Submission of applications must be by way of completion and return of the selection questionnaire (SQ) (in accordance with the requirements set out in the SQ as available via the link referred to in I.3)) by the date and time specified in Section IV.2.2). The Council reserves the right not to accept submission of applications that are received after the deadline. Bidders are encouraged to submit their submission well in advance of the stated date and time in order to avoid issues such as technical difficulties with the electronic system that may be due to high volumes of traffic attempting to submit applications on the same date at the same time.

The Authority reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this concession notice.

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

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

The High Court of Justice

The Royal Court of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom