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Award

Newham Leisure Centre Regeneration - Business Case

London Borough of Newham

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-005717

Procurement identifier (OCID): ocds-h6vhtk-060c1f

Published 22 January 2026, 12:13pm

Scope

Description

The London Borough of Newham (LBN) is commissioning a development consultancy to lead the creation of an outline business case for housing, health and leisure uses on the Newham Leisure Centre site. This forms Output 2 of a wider regeneration programme focused on delivering a Health and Wellbeing Campus.

Following the completion of the Strategic Regeneration Framework (Appendix 1) earlier this year, the following brief outlines the scope of work for one of two commissions being taken forward to assess the deliverability of regeneration on the Newham Leisure Centre site.

Output 2 (this commission) will develop an outline business case using the leisure centre site to assess the need, economic rationale, phasing, and delivery mechanisms for housing typologies that are not currently being delivered by the market but offer economic benefits to the healthcare system - such as key worker housing. This might be a mix of affordable housing or market rate housing, where this supports the overall viability of the project. This workstream will also explore other suitable sites to scale up delivery, including identifying delivery mechanisms, grant funding and potential investors for affordable, key worker housing, elderly living facilities, step-down care, and sheltered accommodation.

The commission aims to:

- Explore opportunities for housing typologies that support the health and social care system and Newham's housing requirements more broadly.
- Establish mechanisms that minimise financial and delivery risk to the Council.
- Unlock institutional investment and partnership working to support long-term regeneration.
- Find ways to enhance Newham's land values in order to cross-subsidise wider capital projects (e.g. sport infrastructure).
- Reduce social care and temporary accommodation expenditure through preventative and integrated housing models.

Output 1 focuses on establishing the design and planning case, led by an architecture and urban design consultancy. The successful bidder for Output 2 will be expected to work in close collaboration with the design team to ensure spatial, planning, and design considerations are being balanced with a financially robust and viable business plan.

Key areas of collaboration include:

- Testing spatial implications of housing and infrastructure options developed in the business case.
- Design commentary on housing mixes and typologies, and their impact on site layout, public realm, and integration with health and leisure uses.
- Joint scenario testing for housing capacity and open space provision, based on planning and financial constraints and community needs.

This integrated approach ensures that the business case is grounded in deliverable spatial strategies and reflects the vision established in the Strategic Regeneration Framework.

Contract 1

Supplier

- INNER CIRCLE CONSULTING LIMITED

Contract value

- £50,000 excluding VAT
- £60,000 including VAT

Below the relevant threshold

Award decision date

13 January 2026

Earliest date the contract will be signed

22 January 2026

Contract dates (estimated)

- 22 January 2026 to 30 April 2026
- 3 months, 10 days

Main procurement category

Services

CPV classifications

- 73200000 - Research and development consultancy services

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Information about tenders

- 3 tenders received
 - 3 tenders assessed in the final stage:
 - 3 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 2 suppliers unsuccessful (details included for contracts over £5 million)
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Procedure

Procedure type

Below threshold - limited competition

Supplier

INNER CIRCLE CONSULTING LIMITED

- Companies House: 06799707
- Public Procurement Organisation Number: PZQL-1367-BTJL

3rd Floor West, The Clove Building, 4 Maguire Street

London

SE1 2NQ

United Kingdom

Email: opportunities@innercircleconsulting.co.uk

Website: <https://www.innercircleconsulting.co.uk>

Region: UKI44 - Lewisham and Southwark

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

London Borough of Newham

- Public Procurement Organisation Number: PYBN-4422-TNXJ

Newham Dockside

London

E16 2QU

United Kingdom

Email: james.harris@newham.gov.uk

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government