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Contract

## **Development Partner for Hemel Hempstead Station Gateway**

Network Rail Limited  
London & Continental Railways Limited

F06: Contract award notice – utilities  
Notice identifier: 2023/S 000-006565  
Procurement identifier (OCID): ocids-h6vhtk-0310ca  
Published 7 March 2023, 12:05pm

### **Section I: Contracting entity**

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

Network Rail Limited

1 Eversholt Street

London

NW1 2DN

#### **Email**

[info@lcrproperty.co.uk](mailto:info@lcrproperty.co.uk)

#### **Telephone**

+44 2073914300

#### **Country**

United Kingdom

**Region code**

UKI - London

**Internet address(es)**

Main address

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

**I.1) Name and addresses**

London & Continental Railways Limited

20 Cranbourn Street

London

WC2H 7AA

**Email**

[info@lcrproperty.co.uk](mailto:info@lcrproperty.co.uk)

**Country**

United Kingdom

**Region code**

UKI - London

**Internet address(es)**

Main address

<https://lcrproperty.co.uk/>

**I.2) Information about joint procurement**

The contract involves joint procurement

In the case of joint procurement involving different countries, state applicable national procurement law

London & Continental Railways Limited

## **I.6) Main activity**

Other activity

General Public Services

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Development Partner for Hemel Hempstead Station Gateway

Reference number

N202200002

#### **II.1.2) Main CPV code**

- 45111291 - Site-development work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

LCR and Network Rail are working together to seek a development partner to deliver multi-storey car park, station access road and additional infrastructure in order to release developable land to enable the developer to then construct a high quality residential led scheme.

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

This contract is divided into lots: No

### **II.2) Description**

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

- 45000000 - Construction work
- 45100000 - Site preparation work
- 45111000 - Demolition, site preparation and clearance work
- 45211350 - Multi-functional buildings construction work
- 70110000 - Development services of real estate
- 71000000 - Architectural, construction, engineering and inspection services

- 70111000 - Development of residential real estate
- 45215214 - Residential homes construction work
- 70123100 - Sale of residential real estate
- 71242000 - Project and design preparation, estimation of costs
- 71410000 - Urban planning services
- 73220000 - Development consultancy services
- 45213312 - Car park building construction work

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

NUTS codes

- UKH23 - Hertfordshire

Main site or place of performance

Hertfordshire

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

The site totals approximately 7.4 acres and is situated immediately adjacent to Hemel Hempstead Station. There is a masterplan which suggests that the development opportunity at Hemel Hempstead Station gateway could be in the order of: •454 residential units •Approximately 40,000 sq ft (NIA) of commercial floor space •Extensive public realm •Multi-storey car park and access/enabling works. Masterplan to be critiqued. The general areas of responsibility to be undertaken are as follows: •Obtain detailed planning permission and implement construction of a Network Rail compliant multi-storey car park and access / enabling works •Deliver the development of the remaining developable land to create a gateway development to the town with a significant residential component •Work with NR to ensure the development has a positive impact and to preserve and enhance the existing access to the station and the associated rail infrastructure •Create a sustainable development using best practice

#### **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**

Negotiated procedure with prior call for competition

#### **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: [2022/S 000-002608](#)

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## **Section V. Award of contract**

### **Contract No**

N202200002

### **Title**

Development Partner for Hemel Hempstead Station Gateway

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

23 February 2023

#### **V.2.2) Information about tenders**

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

#### **V.2.3) Name and address of the contractor**

Cityheart Limited

Parkers Court, Shipgate Street

Chester

CH1 1RT

Country

United Kingdom

NUTS code

- UKD6 - Cheshire

National registration number

11505453

The contractor is an SME

No

#### **V.2.5) Information about subcontracting**

The contract is likely to be subcontracted

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## **Section VI. Complementary information**

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

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=763957636>

GO Reference: GO-202337-PRO-22275128

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

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

High Court of England and Wales

Strand

London

WC2A 2LL

Country

United Kingdom

**VI.4.2) Body responsible for mediation procedures**

N/A

N/A

Country

United Kingdom

**VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

LCR/NR have observed a minimum stand still period of 10 days in accordance with Utilities Contracts Regulations as amended 2016 prior to entering into any contract.

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

N/A

N/A

Country

United Kingdom