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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): ocds-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

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

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

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

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](#)

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

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