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Tender

Joint Venture for the Alton Estate Regeneration

Wandsworth Borough Council

F02: Contract notice

Notice identifier: 2022/S 000-006768

Procurement identifier (OCID): ocds-h6vhtk-03210a

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Section I: Contracting authority

I.1) Name and addresses

Wandsworth Borough Council

Town Hall, Wandsworth High Street

London

SW18 2PU

Contact

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Country

United Kingdom

NUTS code

UKI34 - Wandsworth

National registration number

United Kingdom

Internet address(es)

Main address

<https://www.wandsworth.gov.uk>

I.3) Communication

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Construction-work./AUA33N4M9W>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/tenders/UK-title/AUA33N4M9W>

Tenders or requests to participate 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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Joint Venture for the Alton Estate Regeneration

Reference number

2942

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Wandsworth Borough Council is seeking establish a 50:50 joint venture (JV) with a private sector partner (PSP) in relation to the regeneration of the Alton Estate, Roehampton SW15. In order to realise this ambition, the Council is seeking to procure the PSP with whom to establish the JV development vehicle, specifically to redevelop multiple sites within the Alton West and Alton East Estates. The Development Site totals circa 12.5 hectares (30.94 acres), and benefits from a hybrid planning consent permitting the development of 1,108 new and replacement high quality homes alongside a range of community, leisure and commercial uses.

The Council may elect as its absolute discretion to bring future sites within Alton East & West and Clarence Lane estate into the JV for development (Future Sites). Please refer to the draft procurement documents being released at this stage (specifically the Draft Invitation to Participate in Dialogue) for more information.

II.1.5) Estimated total value

Value excluding VAT: £700,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI34 - Wandsworth

Main site or place of performance

Wandsworth

II.2.4) Description of the procurement

The Council is seeking to procure a PSP in order to establish an incorporated 50:50 JV for the redevelopment of multiple sites within the Alton West and Alton East Estates located immediately to the east of Richmond Park in South-West London. Together these areas total circa 12.5 hectares (30.94 acres) and benefit from a hybrid planning consent permitting the development of 1,108 new and replacement high quality homes alongside a range of non-residential uses. The Council anticipates discussing with bidders during dialogue opportunities to enhance the permission.

The PSP should be suitably qualified and experienced in delivering large scale mixed-use developments within an estate renewal context and be prepared to undertake a number of roles and responsibilities in order to achieve the successful regeneration of the Alton Estate in accordance with the Council's objectives. The Council will contribute land into the JV on a phased basis under a 250 year lease and may provide funding via loans or equity contributions. It is expected that the PSP will also provide working capital required to cover construction and development costs.

To support the regeneration, it is expected that the PSP will provide services to the JV which may include (but are not limited to) development management services to the JV and construction services, and will be expected to work effectively with a range of stakeholders in delivering the required services.

The estimated contract value of this opportunity is £700,000,000. This figure is based on the estimated gross development value for the Development Site (£600,000,000) and a reasonable forecast for the Future Sites that may be delivered by the JV during the contract term (£100,000,000).

Further details of this opportunity are set out in the procurement documents. Please see Section VI.3.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £700,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

240

This contract is subject to renewal

Yes

Description of renewals

The Council anticipates discussing with bidders during dialogue the possibility of being granted option(s) to extend the contract period in a number of periods, up to an overall extension of 10 years.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 3

Objective criteria for choosing the limited number of candidates:

As set out within the Council's Selection Questionnaire ("SQ").

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Please refer to II.2.7.

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

The procurement will be conducted in accordance with the Public Contracts Regulations 2015 as amended, and successor legislation which may follow, using the competitive dialogue procedure as set out in Regulation 30 of the Public Contracts Regulations 2015.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As set out within the procurement documents.

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Where bidders are bidding as part of a group of economic operators (e.g. a consortium), the Council reserves the right to require bidders to assume a specific legal form for the purpose of the award of the contract (e.g. establishing a special purpose vehicle ("SPV") to act as the PSP member of the JV). Furthermore, where an economic operator relies upon the capacities of other entities with regard to criteria relating to economic and financial standing, the Council reserves the right to require that the economic operator and those entities to be jointly and severally liable.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

14 April 2022

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

17 May 2022

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 12 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The SQ and the Information Memorandum can be accessed via the Portal.

The Council will evaluate Candidates' responses to the SQ and intends to shortlist 3 Candidates in accordance with the process set out in the SQ. The Council then intends to issue an Invitation to Participate in Dialogue to those bidders that have been selected to be invited to participate in dialogue.

The Draft Invitation to Participate in Dialogue, which includes the objectives of the opportunity and draft Key Legal Principles, is being issued at this SQ stage via the Portal to explain the proposed approach to the procurement process. The issue of this draft procurement documentation is for information only and does not amount to an invitation to participate in dialogue.

The Council reserves the right not to award the contracts in whole or in part, to abandon, terminate, amend or re-wind the procurement process and does not bind itself to accept any tender. The Council shall not be liable under any circumstances for any costs, charges or expenses incurred by any Candidate or bidder in responding to this notice or in taking part in the procurement process.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Construction-work/AUA33N4M9W>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/AUA33N4M9W>

GO Reference: GO-2022311-PRO-19771527

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom

Internet address

www.justice.gov.uk

VI.4.2) Body responsible for mediation procedures

Cabinet Office

70 Whitehall

London

SW1 2AS

Country

United Kingdom