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Tender

P5939 - Harriott Apsley & Pattison House (HAP) Regeneration Scheme

Tower Hamlets

F02: Contract notice

Notice identifier: 2024/S 000-006870

Procurement identifier (OCID): ocds-h6vhtk-04453c

Published 4 March 2024, 3:11pm

Section I: Contracting authority

I.1) Name and addresses

Tower Hamlets

Town Hall 160 Whitechapel Road

London

E1 1BJ

Contact

Mr Bola James

Email

bola.james@towerhamlets.gov.uk

Telephone

+44 207364500

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

<http://www.towerhamlets.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/Opportunities/Index?resetFilter=True&applyFilter=True&p=2241eb95-058a-e511-80f7-000c29c9ba21&v=1>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Opportunities/Index?resetFilter=True&applyFilter=True&p=2241eb95-058a-e511-80f7-000c29c9ba21&v=1>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

P5939 - Harriott Apsley & Pattison House (HAP) Regeneration Scheme

Reference number

DN707414

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Pre-Construction Services for the purposes of delivering the Design and Construction of the HAP Regeneration Scheme as well as Early Works to enable this development. Principal Contractor and Principal Designer services as defined in the Building Safety Act 2022 will both be a requirement of the PCSA and the Development Agreement.

The scheme consists of 407 residential units and a community building with construction over 2 phases, with Phase 1 delivering 109 affordable homes and the 3 storey community building. The remaining 298 residential units will be delivered in Phase 2 together with the one storey community building extension. The scheme will incorporate 64 replacement homes comprising 28 existing resident leaseholder properties (as shared equity units) and 36 secure tenant properties. The 111 affordable units to be provided across both phases will include 20 shared ownership units with the remaining the 232 units for private sale.

The scheme would be phased to enable the existing residents (resident leaseholders and secure tenants) to move only once as part of an agreed decant strategy and without a need to temporarily move off-site.

The proposed development model of council finance/contribution for the delivery of the affordable units and funding of the private sale units by the developer partner will spread the financial outlay and risk of all parties and guarantee the deliverability of the project.

As Phase 1 is delivering 100% affordable homes, the Council will be paying all costs to the selected Developer on a monthly basis under an Open Book Contract. In Phase 2, any contributions agreed by the Council to be paid to the developer to meet the costs of the remaining

affordable units will be paid by the Council on a rolling basis, in accordance with certified valuations of work undertaken or agreed stage payments for delivering the affordable homes.

The Construction value is currently estimated at c. £156m. However, this will not be the anticipated Contract Value.

II.1.5) Estimated total value

Value excluding VAT: £35,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI42 - Tower Hamlets

II.2.4) Description of the procurement

The procurement route for the HAP Regeneration Scheme will be a two-stage procurement process using the Open Procedure. The Council requires the PAS 91 Questionnaire and the ITT be submitted simultaneously. The four top scoring bidders at the PAS 91 Questionnaire stage will then have their ITT scored.

The relationship between the Council and the developer is governed by the PCSA (stage 1). At the same time as carrying out the pre-construction services including early works, the Council and the developer will agree the outstanding terms of the Development Agreement and building contract with a view to appointing the developer to carry out the main works for the project (stage2).

The evaluation criteria and methodology for evaluation will be published in the PAS 91 Questionnaire and ITT documents. The high-level evaluation weightings of the ITT will be

50% quality, 10% social value and 40% price.

II.2.5) Award criteria

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

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

Duration in months

64

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

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

Open procedure

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 receipt of tenders or requests to participate

Date

29 March 2024

Local time

12:00pm

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: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

29 March 2024

Local time

2:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Price is not the only award criterion and all criteria are stated only in the procurement documents. In addition, suppliers are to note that the Council requires the successful contractor to deliver Social Value as added value to the community. Details of the Council's Social Value priorities are provided in the tender documents.

This procurement will be managed electronically via the London Tender Portal. To participate in the procurement, participants shall first be registered on the e-tendering suite. If bidders have not yet registered on the e-tendering suite, this can be done online at <https://procontract.due-north.com/register>.

Note: registration may take some time, so please ensure that you allow a sufficient amount of time to register. Full instructions can be found at <https://supplierhelp.due-north.com/>

Once you have registered on the e-Tendering Suite, a registered user can express an interest for a specific procurement. This is done by looking at the opportunities sections. The registered user will receive a notification email to alert them once this has been done.

As a user of the e-Tendering Suite you will have access to London Tenders ePortal email messaging service which facilitates all messages sent to you and from you in relation to any specific RFX event. Please note, it is your responsibility to access these emails on a regular basis to ensure you have sight of all relevant information applicable to this opportunity. For technical assistance on use of the e-Sourcing Suite please contact Proactis Helpdesk Freephone: 0330 005 0352.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

1 Royal Courts of Justice, Strand London

London

WC1A2 LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Tower Hamlets Council has incorporated a minimum 10 calendar day standstill period after notification to unsuccessful applicants of the award decision.

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

Cabinet Office

Whitehall

London

SW1A 2AS

Country

United Kingdom