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Tender

## **Delivery Partner for Growing Brixton's Rec Quarter – 49 Brixton Station Road and 6 Canterbury Crescent**

London Borough of Lambeth

F02: Contract notice

Notice identifier: 2021/S 000-006889

Procurement identifier (OCID): ocds-h6vhtk-02a25a

Published 1 April 2021, 6:06pm

### **Section I: Contracting authority**

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

London Borough of Lambeth

Town Hall, Brixton Hill

London

SW2 1RW

#### **Contact**

Corporate Procurement

#### **Email**

[Contractstrategy@lambeth.gov.uk](mailto:Contractstrategy@lambeth.gov.uk)

#### **Telephone**

+44 7785660185

#### **Country**

United Kingdom

**NUTS code**

UKI45 - Lambeth

**National registration number**

n/a

**Internet address(es)**

Main address

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

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/18>

**I.3) Communication**

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

[https://uk.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=37202&B=LBLAMBETH](https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=37202&B=LBLAMBETH)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlentrance\\_s.asp?PID=37202&B=LBLAMBETH](https://uk.eu-supply.com/app/rfq/rwlentrance_s.asp?PID=37202&B=LBLAMBETH)

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

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## **Section II: Object**

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

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

Delivery Partner for Growing Brixton's Rec Quarter – 49 Brixton Station Road and 6 Canterbury Crescent

Reference number

43828

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

- 45000000 - Construction work

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

Works

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

The London Borough of Lambeth is seeking to secure a delivery partner/consortium that will be able to realise the Council's ambitions of supporting the long-term resilience of Brixton town Centre through the sustainable, net zero development of two sites in Brixton Town Centre which will deliver significant benefits for the local community.

#### **II.1.5) Estimated total value**

Value excluding VAT: £170,000,000

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

This contract is divided into lots: No

## **II.2) Description**

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

- 70000000 - Real estate services
- 70100000 - Real estate services with own property

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

NUTS codes

- UKI45 - Lambeth

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

The London Borough of Lambeth is seeking to secure a delivery partner/consortium that will be able to realise the Council's ambitions of supporting the long-term resilience of Brixton town Centre through the sustainable, net zero development of two sites in Brixton Town Centre which will deliver significant benefits for the local community.

The partner will be required to work with the Council through a Joint Delivery Board and set up structures to support robust community engagement and involvement. The development will be required to provide a minimum of 6,500 sqm of workspace (20% of which will be delivered as affordable workspace) around 240 homes (50% of which will be affordable (with a 70% Council rent and 30% London Living Rent/Shared ownership split)), reprovision of enhanced Street Market Infrastructure (trader parking, waste facilities and storage space) and public realm improvements to Pope's Road and Brixton Station Road.

A robust employment and skills package is also required with at least 25% of the future job opportunities created being prioritised for local people alongside commitments to paying the London Living Wage in relation to all jobs related to the development, both during the construction and operational phases.

#### **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: £170,000,000

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

Start date

25 March 2022

End date

30 April 2026

This contract is subject to renewal

No

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

Envisaged minimum number: 3

Maximum number: 6

#### **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

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### **Section III. Legal, economic, financial and technical information**

#### **III.1) Conditions for participation**

##### **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**

Please refer to procurement documents. The successful tenderer and its supply chain will be required actively to participate in the achievement of social and/or environmental policy objectives including relating to recruitment and training and supply chain initiatives. Accordingly, contract performance conditions may be included in the eventual Development Agreement relating in particular to social and environmental considerations

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## Section IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Competitive procedure with negotiation

#### 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.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### 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

4 May 2021

Local time

12:00pm

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

24 May 2021

#### 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: 6 (from the date stated for receipt of tender)

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### **Section VI. Complementary information**

#### **VI.1) Information about recurrence**

This is a recurrent procurement: No

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

The Contracting Authority reserves the right not to award any contract pursuant to this procurement exercise and/or to abandon this procurement exercise at any time and/or to award a contract for part of the Works only, at its sole discretion. The Contracting Authority shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion. The Contracting Authority reserves their right to award the Development Agreement on the basis of initial tenders received without conducting negotiations. Certain of the commitments to be contained in the Development Agreement may extend into the life of the development by 5 years.

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

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

The High Court

United Kingdom

London

WC2A 2LL

Country

United Kingdom

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

The High Court

United Kingdom

London

WC2A 2LL

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

In accordance with Regulations 92 to 104 of the Public Contracts Regulations 2015 (as amended), the Authority will incorporate a minimum 10 calendar day standstill period starting from the date when the contract award was notified to bidders. Unsuccessful bidders will be provided with information in the "Award Decision Notice" at the start of the standstill period including details of their bid in relation to the winning bid comprising the reasons for the decision, the characteristics and relative advantages of the successful tender, the scores of the economic operators and the name of the economic operator to be awarded the contract. Bidders have a right of appeal provided for within the Public Contracts Regulations 2015 (as amended). Any such proceedings must be brought in the High Court of England & Wales

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

Cabinet Office

70 Whitehall

London

SW1 2AS

Telephone

+44 207261234

Country

United Kingdom