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Planning

## **Pre market engagement notice for Lewisham BfL Investment partner procurement**

London Borough of Lewisham

F01: Prior information notice

Prior information only

Notice identifier: 2025/S 000-008045

Procurement identifier (OCID): ocds-h6vhtk-04e9ca

Published 5 March 2025, 1:17pm

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

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

London Borough of Lewisham

4th Floor Laurence House

Catford

SE6 4RU

#### **Contact**

Mr Adrian Betton

#### **Email**

[Adrian.Betton@lewisham.gov.uk](mailto:Adrian.Betton@lewisham.gov.uk)

#### **Country**

United Kingdom

**Region code**

UKI44 - Lewisham and Southwark

**Internet address(es)**

Main address

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

Buyer's address

[www.londontenders.org](http://www.londontenders.org)

**I.3) Communication**

Additional information can be obtained from 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**

Pre market engagement notice for Lewisham BfL Investment partner procurement

Reference number

DN766039

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

## Works

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

Lewisham Council wishes to enter into a Partnership of up to a 10-year duration with a single contractor-developer.

The Partnership will deliver the borough's pipeline of large scale brownfield and regeneration housing projects from the design/planning phase through to the construction phase; with the partner as contractor on our direct delivery projects and as developer on our land-led opportunities.

We are looking for an organisation with the financial gearing and capacity, along with a solid track record of working constructively with local authorities, to collaboratively unlock these major projects.

The Council values an open approach that has a focus on delivery and cost certainty; this extends to both risk and profit sharing.

The first two sites have planning applications submitted in October 2024 and December 2024 (in progress); one comprises of 113 units and commercial across two blocks, the other is for 278 new homes, public realm and commercial in 3 phases.

The initial capacity studies on the indicative pipeline suggest a potential for between circa 1130 to 1710 new homes of diverse tenure, with considerable potential for the right partner to

achieve attractive returns for the next decade.

We anticipate that the procurement will commence in 2025. We intend to proceed with a competitive negotiated procedure, bringing a minimum of 3 and a maximum of 5 to negotiation. Full details will be provided at the time of publication.

To access the pre-market engagement information, register your interest and to be notified once the procurement goes live. Please do so here [www.londontenders.org](http://www.londontenders.org)

This is preliminary market engagement notice is not a call for competition

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

This contract is divided into lots: No

## **II.2) Description**

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

NUTS codes

- UKI44 - Lewisham and Southwark

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

Lewisham Council wishes to enter into a Partnership of up to a 10-year duration with a single contractor-developer.

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The first two sites have planning applications submitted in October 2024 and December 2024 (in progress); one comprises of 113 units and commercial across two blocks, the other is for 278 new homes, public realm and commercial in 3 phases.

The initial capacity studies on the indicative pipeline suggest a potential for between circa 1130 to 1710 new homes of diverse tenure, with considerable potential for the right partner to achieve attractive returns for the next decade.

We anticipate that the procurement will commence in early 2025. We intend to proceed with a competitive flexible procedure, bringing a minimum of 3 and a maximum of 5 to negotiation. Full details will be provided at the time of publication.

To access the pre-market engagement information, register your interest and to be notified once the procurement goes live. Please do so here [www.londontenders.org](http://www.londontenders.org)

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### **II.3) Estimated date of publication of contract notice**

7 April 2025

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## **Section IV. Procedure**

### **IV.1) Description**

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

The procurement is covered by the Government Procurement Agreement: Yes