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Award

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

London Borough of Lambeth

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-008068

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

Published 5 March 2025, 2:40pm

Section I: Contracting authority/entity

I.1) Name and addresses

London Borough of Lambeth

Town Hall, Brixton Hill

London

SW2 1RW

Contact

Valentine Onwuchekwa

Email

VOnwuchekwa@lambeth.gov.uk

Telephone

+44 207653479

Country

United Kingdom

Region code

UK145 - Lambeth

National registration number

n/a

Internet address(es)

Main address

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

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

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

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Council intends to enter into a deed of variation with London Square Developments Limited (the Developer) and London Square Limited (the Guarantor) in relation to an existing development agreement between the parties (the Underlying Contract) which was entered into on 28 September 2022 to ensure the viability and deliverability of the scheme under the Underlying Contract. The key variations comprise a reduction in the minimum level of commercial workspace required in alignment with Local Plan policy for mixed-use regeneration schemes, a reduction in minimum affordable housing levels from 50% to 40% and a reduction in the Council's land receipt in line with revised financial modelling and which represents best consideration in today's market.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £161,978,600

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 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 Council intends to enter into a deed of variation with the Developer and the Guarantor in relation to an existing development agreement between the parties (the Underlying Contract) to address changing circumstances since the Underlying Contract was entered into. The location, duration and nature of the works will remain broadly the same, still delivering new build housing, workspace, street market facilities and public realm improvements subject to a reduction in minimum affordable housing levels to 40% and a reduction in the minimum required level of workspace re-provision in alignment with Local Plan policy for mixed-use regeneration schemes. The Council has received commercial advice to review the updated financial appraisals and ensure that the costs and revenues are commercially reasonable, reflective of the wider market and represent best consideration for the Council

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

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

This VEAT gives notice that the Council is entering into a deed of variation (the "Deed") to amend the Underlying Contract. A procurement procedure is not necessary on the basis that the award of the Contract is permitted pursuant to regulation 72(1)(c) of the Public Contracts Regulations 2015. The need for modification has been brought about by significant domestic and international economic turbulence, including substantial build cost inflation, rises in UK interest rates and ongoing shifts in how businesses use and occupy workspace post-Covid together with the implementation of legislative and regulatory changes with respect to Building Safety . The overall scheme remains broadly the same in nature delivering newbuild housing, workspace, street market facilities and public realm improvements. The Council has obtained external commercial advice which has reviewed the revised financial appraisal to confirm that it is within reasonable tolerances based on industry benchmarking. The Developer's percentage return has reduced. Moreover, the proposed variation is also not substantial within the meaning of regulation 72(1)(e) of the Public Contracts Regulations 2015.

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.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-004447](#)

Section V. Award of contract/concession

Contract No

43828

Title

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

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

7 January 2025

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/concessionaire

London Square Developments Limited

One York Road, Uxbridge, Middlesex, UB8 1RN

Middlesex

UB8 1RN

Country

United Kingdom

NUTS code

- UKI74 - Harrow and Hillingdon

National registration number

07160957

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Total value of the contract/lot/concession: £161,978,600

Section VI. Complementary information

VI.3) Additional information

For information and transparency, the Council is publishing this VEAT notice demonstrating its intention to enter into a deed of variation with the Developer and the Guarantor in relation to an existing development agreement in accordance with Regulation 72 of the Public Contracts Regulations 2015. This contract (the deed of variation) has not yet been entered into and, for information only, a contract award notice will be published following conclusion of the contract (deed of variation). In accordance with Regulation 92 to 104 of the Public Contract Regulations 2015 (as amended), the Authority will incorporate a minimum 10 calendar day standstill period starting from the date when this notice is published. A modification notice was also published in relation to this proposed Deed of Variation on 19/02/2025 (2025/S 000-006029).

VI.4) Procedures for review

VI.4.1) Review body

The High Court

United Kingdom London WC2A 2LL

United Kingdom London

WC2A 2LL

Country

United Kingdom