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Tender

# Procurement of a Development Partner for Royal Borough of Kensington & Chelsea, Lots Road Redevelopment

Royal Borough of Kensington and Chelsea (The Council)

F02: Contract notice

Notice identifier: 2022/S 000-010521

Procurement identifier (OCID): ocds-h6vhtk-032fb7

Published 22 April 2022, 4:23pm

# **Section I: Contracting authority**

# I.1) Name and addresses

Royal Borough of Kensington and Chelsea (The Council)

Kensington Town Hall, Hornton St

London

**W8 7NX** 

Contact

Robert Pert

**Email** 

rpert@savills.com

**Telephone** 

+44 7912249305

Country

**United Kingdom** 

#### **NUTS** code

UKI33 - Kensington & Chelsea and Hammersmith & Fulham

# Internet address(es)

Main address

www.rbkc.gov.uk

# I.3) Communication

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

https://www.capitalesourcing.com/go/520485270180518E8206

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://www.capitalesourcing.com/go/520485270180518E8206

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

Procurement of a Development Partner for Royal Borough of Kensington & Chelsea, Lots Road Redevelopment

# II.1.2) Main CPV code

• 45000000 - Construction work

# II.1.3) Type of contract

Works

# II.1.4) Short description

The Council is seeking to appoint a suitably qualified and experienced development partner to deliver development and construction services for Lots Road South

#### II.1.5) Estimated total value

Value excluding VAT: £145,000,000

#### II.1.6) Information about lots

This contract is divided into lots: No

# II.2) Description

# II.2.2) Additional CPV code(s)

- 45111000 Demolition, site preparation and clearance work
- 45210000 Building construction work
- 45211341 Flats construction work
- 45213100 Construction work for commercial buildings
- 45215212 Retirement home construction work
- 70111000 Development of residential real estate
- 70112000 Development of non-residential real estate

# II.2.3) Place of performance

**NUTS** codes

UKI33 - Kensington & Chelsea and Hammersmith & Fulham

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

The Council intends to appoint a development partner to deliver a mixed-use development to include residential and employment floorspace. Circa 65 Extra-Care social rented homes, 23 general needs social rented homes and 13 intermediate tenure/key worker homes will be delivered alongside open market homes. Non-residential development will include 5,000m2 of employment/ commercial space including potential for café, creative/design companies, medical / NHS services, galleries and retail uses. The works are anticipated to commence in 2023.

The Council have a comprehensive plan incorporating the subject site, looking to transform the local area to make it both a place for residents to live and to work. With the continued growth of the Borough, the Council realise that further expansion of the area is necessary to meet the needs of its residents, in addition to recognising the requirement for regeneration of existing assets. Having sought the views of local residents, options have been developed that would provide new homes, fifty percent of which would be social rent and keyworker homes including Extra Care homes, enhancement of the Employment Zone and provision of community facilities alongside landscaping and greenspace.

This is a unique opportunity to be a part of a significant redevelopment scheme, presenting both development and investment potential. The Council are actively seeking a development partner to assist with planning, design and funding, with the ambition to deliver a sophisticated regeneration of the Lots Road South site.

The site is situated towards the south-western point of the Royal Borough of Kensington & Chelsea, positioned nearby the river frontage, alongside low-rise Victorian houses. The site is accessed from Lots Road, connecting the area to the popular King's Road to the north and Chelsea Creek to the south. It is part of a unique location, which historically was a working area of industry and commercial riverside uses, now undergoing substantial regeneration.

#### 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: £145,000,000

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

Duration in months

36

This contract is subject to renewal

No

# II.2.10) Information about variants

Variants will be accepted: Yes

# 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 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.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

# Section IV. Procedure

# **IV.1) Description**

# IV.1.1) Type of procedure

Competitive procedure with negotiation

# 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

27 May 2022

Local time

5:00pm

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

# **Section VI. Complementary information**

# VI.1) Information about recurrence

This is a recurrent procurement: No

# VI.4) Procedures for review

# VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand, London
London
WC2A 2LL
Country
United Kingdom
VI.4.2) Body responsible for mediation procedures
High Court of England and Wales
Royal Courts of Justice, Strand, London
London
WC2A 2LL
Country
United Kingdom
VI.4.3) Review procedure
Precise information on deadline(s) for review procedures
The Contracting Authority will conduct itself in accordance with the Public Contracts Regulations 2015 (as amended).
VI.4.4) Service from which information about the review procedure may be obtained
Cabinet Office
Cabinet Office, 70 Whitehall, London
London
SW1A 2AS
Country
United Kingdom