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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): ocids-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

