

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/011279-2022>

Not applicable

## **The redevelopment of Ujima House, 388 High Road, Wembley, HA9 6AR and the Land East of Cecil Avenue and High Road, Wembley, HA9**

London Borough of Brent

F14: Notice for changes or additional information

Notice identifier: 2022/S 000-011279

Procurement identifier (OCID): ocids-h6vhtk-0332ab

Published 30 April 2022, 6:34am

### **Section I: Contracting authority/entity**

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

London Borough of Brent

Brent Civic Centre, Engineers Way

Wembley

HA9 0FJ

#### **Contact**

Mr Sandeep Kapoor

#### **Email**

[Sandeep.Kapoor@brent.gov.uk](mailto:Sandeep.Kapoor@brent.gov.uk)

#### **Telephone**

+44 2089371234

**Country**

United Kingdom

**NUTS code**

UKI72 - Brent

**Internet address(es)**

Main address

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

Buyer's address

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

---

**Section II: Object****II.1) Scope of the procurement****II.1.1) Title**

The redevelopment of Ujima House, 388 High Road, Wembley, HA9 6AR and the Land East of Cecil Avenue and High Road, Wembley, HA9

Reference number

DN610335

**II.1.2) Main CPV code**

- 45211100 - Construction work for houses

**II.1.3) Type of contract**

Works

**II.1.4) Short description**

The London Borough of Brent ("Brent Council") is seeking to procure a development and construction partner ("Delivery Partner"), to bring forward two high quality residential led redevelopments at Ujima House, 388 High Road, Wembley, HA9 6AR and East of Cecil

Avenue and High Road, Wembley, HA9 (“the Sites”).

Project documents can be found it:

<https://procontract.due-north.com/Advert/Index?advertId=53198c34-06c8-ec11-8113-005056b64545>

Brent Council is conducting the procurement using the Competitive Procedure with Negotiation (“CPN”) whereby Bidders will now be required to submit a completed Selection Questionnaire (“SQ”). Negotiation stage will be optional and Brent reserve the right to not conduct Negotiation stage.

Bidders should have a minimum turnover of £75m in any of the past three years.

### Proposed Developments

Brent Council has commissioned a multidisciplinary design team, led by Karakusevic Carson Architects (“KCA”) to develop the schemes through to RIBA Stage 2 for Ujima House and RIBA Stage 4 for Cecil Avenue (“the Proposed Developments”).

Outline planning approval for Ujima House and detailed planning approval for Cecil Avenue was received on 5 February 2021 (ref. 19/3092 and 19/2891).

[https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR\\_146781](https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR_146781)

[https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR\\_146568](https://pa.brent.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=DCAPR_146568)

The proposed redevelopment of Ujima House will comprise 54 affordable homes, a hybrid workshop unit suitable for all B1 use classes, workspace and a café.

It is the Council’s ambition that Cecil Avenue will deliver a high-density, medium-rise mixed use development comprising 250 new homes, community and flexible use space. The redevelopment will deliver a range of 1-to-4-bedroom units, of which 39% will be affordable, and high-quality public realm and landscape infrastructure.

---

## Section VI. Complementary information

### VI.6) Original notice reference

Notice number: [2022/S 000-011278](#)

---

## Section VII. Changes

### VII.1.2) Text to be corrected in the original notice

Section number

II.1.2)

Instead of

Main CPV code

- 45217000 - Inflatable buildings construction work

Read

Main CPV code

- 45211100 - Construction work for houses