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Tender

## **Tolworth Phase 2 - Delivery Partner to form a Joint Venture**

The Guinness Partnership Ltd

F02: Contract notice

Notice identifier: 2021/S 000-011334

Procurement identifier (OCID): ocds-h6vhtk-02b3b8

Published 21 May 2021, 2:36pm

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

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

The Guinness Partnership Ltd

30 Brock Street, Regent's Place

London

NW1 3FG

#### **Contact**

Denise Mulligan

#### **Email**

[denise.mulligan@guinness.org.uk](mailto:denise.mulligan@guinness.org.uk)

#### **Telephone**

+44 3031231890

#### **Country**

United Kingdom

**NUTS code**

UKI - London

**Internet address(es)**

Main address

<http://www.guinnesspartnership.com/>

Buyer's address

<http://www.guinnesspartnership.com/>

**I.3) Communication**

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

<https://procontract.due-north.com/register>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/register>

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Tolworth Phase 2 - Delivery Partner to form a Joint Venture

Reference number

DN545567

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

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

In August 2019, Guinness Partnership acquired the 4.4ha site known as King George Gate, with detailed planning permission for the construction of 211 new homes (phase 1) and outline planning permission to construct 739 new homes (remaining phases) with provision for a nursery, restaurant / café, a new bus driver facility and bus stop, car and cycle parking. The scheme also has provision for areas of public open space play facilities hard and soft landscaping public realm works and an energy centre.

The Guinness Partnership is seeking to appoint a partner to form a joint venture vehicle to secure investment and expertise to deliver the remaining phases of the 2019 approved outline planning permission under a competitive procedure.

It is envisaged that Guinness Development Ltd (a wholly owned subsidiary of TGP) will enter into a joint venture agreement with the selective joint venture partner for the establishment of a joint venture entity. Further details of the proposed legal structure of a joint venture arrangement are contained in the tender documents.

The JV Partner must ensure that all Consultants, Sub-Consultant and Sub-Contractors who provide design input, enter into a Collateral Warranty for the benefit of the Authority, Purchasers and / or any other third party that Guinness Development see fit in an appropriate format.

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

This contract is divided into lots: No

## **II.2) Description**

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

NUTS codes

- UKI - London

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

In August 2019, Guinness Partnerships (TGP) acquired the 4.4ha site known as King George Gate, with detailed planning permission for the construction of 211 new homes (phase 1) and outline planning permission to construct 739 new homes (remaining phases) with provision for a nursery, restaurant / café, a new bus driver facility and bus stop, car and cycle parking. The scheme also has provision for areas of public open space play facilities hard and soft landscaping public realm works and an energy centre.

The Guinness Partnership is seeking to appoint a partner to form a joint venture vehicle to secure investment and expertise to deliver the remaining phases of the 2019 approved outline planning permission under a competitive procedure.

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### **II.2.5) Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

96

This contract is subject to renewal

No

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 3

Maximum number: 4

**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 IV. Procedure**

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

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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

25 June 2021

Local time

12:00pm

#### **IV.2.4) Languages in which tenders or requests to participate may be submitted**

English

## **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**

Public Procurement Review Service

Cabinet Office

London

Email

[publicprocurementreview@cabinetoffice.gov.uk](mailto:publicprocurementreview@cabinetoffice.gov.uk)

Country

United Kingdom