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Planning

Church Street Regeneration Site A: Market Engagement

Westminster City Council and Westminster Housing Developments Limited

F01: Prior information notice

Prior information only

Notice identifier: 2021/S 000-013976

Procurement identifier (OCID): ocds-h6vhtk-02be0b

Published 18 June 2021, 10:45pm

Section I: Contracting authority

I.1) Name and addresses

Westminster City Council and Westminster Housing Developments Limited

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London

SW1E 6QP

Email

sladva1@westminster.gov.uk

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

www.capitalesourcing.com

I.3) Communication

Additional information can be obtained from the above-mentioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at

www.capitalesourcing.com

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

Church Street Regeneration Site A: Market Engagement

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Church Street is Westminster City Council's flagship regeneration project. The Council has ambitious plans and is committed to significant investment to regenerate Church Street sustainably and build on the distinctive character of the place and its people. The Council's objectives for the project are set out in the "City for All" Masterplan Framework and Housing Renewal Strategy. The scheme is split into three parcels, Sites A, B & C together with the Church Street market. The Council has prepared designs ready for a planning application to be submitted later this year (2021). This Prior information Notice follows on from previous soft market engagement activity invited via a PIN dated 01.05.2020.

The Council is now in position to confirm the timetable and process for procurement, which will commence this Autumn.

The Council will deliver Site A through a joint venture structure (with the Council counterparty being either itself and/or the Council owned development company Westminster Housing Developments Limited) and thus seeks a delivery partner.

Since the previous market engagement the Council has made considerable progress with this project. The Council will share key progress updates and demonstrate its commitment to delivery by presenting the scheme design, the outcomes of further community consultation, planning details and the proposed Pascal, as well as the intended procurement route to ensure alignment of the Council's vision with the expertise of delivery enablers and the Private Sector.

Please contact sladv1@westminster.gov.uk to Express Interest and register for our launch session. It is the intention of the Council to host the launch on 20th July 2021 at

our City Hall offices in London Victoria (Subject to COVID-19 rules). If a face to face launch is not possible, the event shall be hosted, virtually. There will also be an opportunity for 1:2:1 Engagement sessions to be held shortly thereafter.

Further information regarding the Church Street Masterplan can be found at <https://churchstreet.org/>

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom
- UKI - London

II.2.4) Description of the procurement

Current development proposals include: Redevelopment of site A will deliver circa 429 homes including - Social rent re-provision – circa 98 homes - Leaseholder re-provision – circa 16 homes - Market Sale – circa 215 homes - Additional Social rent – circa 46 homes - Additional Intermediate rent – circa 70homes Circa 700 sqm of flexible retail space along Church Street. Library space on Church Street with access to external courtyard space. Landscaped courtyard gardens for the residents. Four new drop off / delivery bays, circa 30 storage units for market traders and welfare facilities for traders. Variation in building heights is proposed with between 8 – 14 storeys across Site A.

The Council will deliver a development that is compliant with adopted planning policy. The Council has progressed the design to RIBA Stage 2 and has received extensive preapplication advice from the planning authority and the Greater London Authority. Design of the scheme has not concluded and is on-going. In addition to progressing planning matters the Council is making excellent progress in preparing Site A for development including: Extensive community engagement particularly with Site A residents on key matters such as layout of the homes, public realm and open space, and maintaining the community feel has been undertaken in 2019. Discussions with community leaders including the Neighbourhood Forum and local ward Councillor's have informed the development of the Stage 2 proposals. Consideration of funding

requirements and financial implications on the Council (Housing Revenue Account and General Fund) and its associated body Westminster Housing Investment Limited (WHIL). A detailed housing needs assessment of all tenants in Site A has been carried out and reflected in the design.

Preparation and relocation of tenants is underway including permanent and temporary moves to new and existing properties in the local area including Lyons Place and West End Gate by way of example. Around 50% of the existing residents have moved off site already. Negotiations with residential and commercial leaseholders, to acquire their interests through private treaty, are progressing at pace with the aim to achieving vacant possession by mid 2022

The procurement process for Site A provides a tremendous opportunity to partner with an authority with ambitious regeneration plans. The Council is currently working up a full business case including considering delivery options/structures but is likely to include a sole purpose LLP vehicle jointly owned by either the Council and/or a Council subsidiary company and a development partner who will assist in some or all of the design/planning, funding, construction and sales/letting of the development.

II.3) Estimated date of publication of contract notice

18 June 2021

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

The Council believes that providing good homes can act as the bedrock of a successful community. In this area of Westminster the overarching aim in delivering regeneration is to provide: Long term physical, economic and social sustainability; and create a high quality, sustainable mixed-use urban neighbourhood that integrates with the surrounding areas and is attractive to residents and visitors alike. Redevelopment is not merely about upgrading housing stock; it is also about improving the overall quality of people's lives now and for future generations. The Council requires all those working on the project to understand its approach toward community involvement and be prepared to work collaboratively with the Council, the residents and other stakeholders to develop a flagship scheme.

Current proposals for Church Street reflect the uniqueness, diversity and vibrancy of Church Street and will deliver a socially, economically and environmentally sustainable neighbourhood. Current proposals include: Circa 1,100 new homes on sites A, B and C including a target of 50% affordable homes. All existing social rented units will be replaced with fit for purpose new social rent homes. A revitalised and thriving local high street is proposed with fit for purpose, modern, flexible retail units serving the needs of the existing and incoming community. A new purpose-built library on Church Street is proposed along with accommodation to support business start-ups, job creation and to boost economic activity in the local area.

Improvements to the Church Street Market with an attractive, accessible and safe public realm, to draw footfall and custom to secure the market's long-term future. Homes with dual aspect views, flexible and adaptable layouts, generous private amenity spaces, low energy costs and thermal efficiency. A safer neighbourhood with active ground floor uses, a "sense of welcome" from the street to the front door and generous and naturally lit lobbies and corridors. The scheme is split into three parcels, Sites A, B & C. The Council is currently working up proposals and developing the business case for Church Street Site A. The site comprises two proposed buildings fronting Church Street, the rear of Edgware Road, Edgware Road (in part), Penfold Street and Broadley Street. The Council also acknowledges the shift in behaviour and demands in the way buildings are designed and constructed. This aligns with the Council's commitment to becoming a carbon neutral city by 2040.

The current timetable is as follows:

- Submission of a hybrid planning application, with outline for Sites B and C and detailed for Site A – Q3 2021

- Tender preparation and development partner appointment – Q3 2021 - Q3 2022
- pre-contract works – Q4 2022 - Q2 2023
- Start on Site – Q2 2023 Practical Completion – Q3 2027

The procurement process for Site A provides a tremendous opportunity for potential partners to find out more about this exciting long-term opportunity and for the successful partner to be a part of the journey from the outset and delivery of the first phase.

The Council will be developing the Final Business Case which includes the detail of the delivery options/structures and this delivery partner procurement exercise will inform. The work has not concluded but is likely to include an LLP vehicle jointly owned with the development partner to assist with some or all of the design/planning, funding, construction and sales/letting of the development.

This Prior information Notice is a mechanism to re-engage, update and launch the delivery partner procurement to help realise Church Street's ambitions.