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Award

HAR6174 Riverside Poplar Phase 2

Tower Hamlets

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-014006

Procurement identifier (OCID): ocds-h6vhtk-06554d ([view related notices](#))

Published 16 February 2026, 4:33pm

Scope

Reference

HAR6174

Description

The London Borough of Tower Hamlets (the Council) has identified an opportunity to acquire 223 affordable housing units at Blocks A and B at Heron Wharf, Poplar Riverside, Leven Road (the Site).

The Site is currently owned by St William Homes LLP (SWH), a subsidiary of Berkeley Homes (BH). SWH is developing residential housing as part of Phase 2 of the Heron Wharf scheme (the Scheme).

The planning permission and associated s106 agreement obtained for the Scheme requires SWH to sell the affordable flats to be delivered, to a Registered Provider, which in this case would be the Council.

As part of the Scheme, the Council has agreed to acquire 223 affordable units as set out below.

When the construction of the units reaches “golden brick” stage (above foundation level – being the point at which the units are treated as a zero-rated supply for VAT purposes) the Council will purchase the land interest from SWH (so the Council becomes the owner of the land on which the 223 affordable units are to be delivered). The Council will also, at the same time pay SWH the costs associated with the delivery of the works up to “golden brick”.

The Council will also enter into a Development Agreement with SWH for the delivery of the 223 affordable housing units. The Development Agreement will place a legally enforceable obligation on SWH to commence and deliver housing on the Site in accordance with agreed specification requirements as set out in the Development Agreement. The Council will pay for the costs of the works associated with delivering the affordable housing units in monthly instalments. The completed outputs will then be handed over to the Council’s ownership on practical completion.

The opportunity offered to the Council by SWH comprises two linked transactions: (i) the purchase of the Site and “golden brick” works that the 223 affordable housing units are to be delivered on by the Council from SWH; and (ii) the award of a works contract (Development Agreement) by the Council to SWH. The Council considers these to be inseparable components of the transaction which can only be delivered by SWH.

For the reasons set out in this notice, the Council considers that only SWH would be able to deliver the works because of exclusive rights (SWH’s current ownership of the Site) and that there are no reasonable alternatives to these works.

The value stated refers to the estimated capital costs of the works which will be the subject of the Development Agreement.

Contract 1. HAR6174 Riverside Poplar Phase 2

Supplier

- St William Homes LLP

Contract value

- £47,840,000 excluding VAT
- £59,800,000 including VAT

Above the relevant threshold

Award decision date

12 February 2026

Standstill period

- End: 25 February 2026
- 8 working days

Earliest date the contract will be signed

26 February 2026

Contract dates (estimated)

- 27 February 2026 to 31 March 2030
- Possible extension to 31 March 2032
- 6 years, 1 month, 2 days

Description of possible extension:

The Development Agreement provides for a longstop date of 31 March 2032.

Main procurement category

Works

CPV classifications

- 45100000 - Site preparation work
- 45210000 - Building construction work
- 45233100 - Construction work for highways, roads
- 45233161 - Footpath construction work
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKI - London

Procedure

Procedure type

Direct award

Supplier

St William Homes LLP

- Public Procurement Organisation Number: PZXP-8528-CVNT

15B St George Wharf

London

SW8 2LE

United Kingdom

Email: info@stwilliam.co.uk

Region: UKI45 - Lambeth

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Connected people/organisations:

Berkley Homes Public Limited Company

Berkeley House, 19 Portsmouth Road, Cobham, Surrey KT11 1JG

Company number: 04088248

Contract 1. HAR6174 Riverside Poplar Phase 2

Contracting authority

Tower Hamlets

- Public Procurement Organisation Number: PQBL-2673-MVYG

New Town Hall

London

E1 1BJ

United Kingdom

Contact name: Morgan Hughes

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Region: UKI42 - Tower Hamlets

Organisation type: Public authority - sub-central government