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Awarded contract

Sutton Works Operator

London Borough of Sutton

F03: Contract award notice

Notice reference: 2021/S 000-014368

Published: 24 June 2021, 9:09am

Section I: Contracting authority

I.1) Name and addresses

London Borough of Sutton

Civic Offices, St Nicholas Way

Sutton

SM1 1EA

Contact

George McCullough

Email

george.mccullough@sutton.gov.uk

Telephone

+44 2087705000

Country

United Kingdom

NUTS code

UKI63 - Merton, Kingston upon Thames and Sutton

Internet address(es)

Main address

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

Buyer's address

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

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

Sutton Works Operator

Reference number

DN487016

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Sutton (LBS) sought to partner with an innovative workspace operator to design and deliver a vibrant managed workspace in Sutton Town Centre.

The project which is currently known as Sutton Works, will be delivered in the vacant parts of the former BHS store at 140 Sutton High Street which the Council purchased in October 2019.

The vacant parts arranged over part ground, part 1st, 2nd and 3rd floors extend to approximately 35,000 sq. ft GIA.

The appointed operator is responsible for the design, delivery and management of the workspace. At all stages the operator will work closely with the Council and its funding bid key stakeholders

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £5,800,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

II.2.4) Description of the procurement

The London Borough of Sutton (LBS), has a hugely ambitious plan to regenerate Sutton Town Centre. Developing new forms of workspace to replace space lost to permitted development is a key pillar of our regeneration ambition as we look to increase the economic vitality of the high street and take advantage of the London Cancer Hub (LCH) development <https://www.londoncancerhub.org/>.

LBS is actively investing to diversify the Town Centre and in October 2019, completed the purchase of 140 high street. This former BHS department store is now occupied by H&M over the majority of the ground and part first floors.

The building contains an additional c.35 000 ft² (GIA) of vacant space which has been stripped to a shell condition. Comprising both former shop floor and storage areas, the vacant parts benefit from excellent ceiling heights and offer a fantastic opportunity for repurposing to an innovative workspace.

The project represents a unique opportunity for a dynamic operator who has experience of delivering regeneration focused projects to partner with the Council. The Sutton Works project is backed by the GLA's good growth fund and the strategic investment pot (SIP) business rates retention scheme.

Sutton Works will have a transformational regeneration effect on the Town Centre and be recognised as the most creative and innovative refurbishment of a former BHS store.

The building occupies a prominent central position on Sutton High Street and is located 0.3 miles from Sutton Station. Directly opposite is the Council owned Times Square car park.

Sutton Station benefits from Southern and Thameslink services with regular trains to Central London. It is also connected to the affluent surrounding Surrey commuter belt.

London Victoria (29 min), London Bridge (32 min), London Blackfriars (38 min), City Thameslink (40 min), St Pancras International (47 min).

There is easy access to the Northern Line via Morden Underground Station which is 2.9 miles from the building and serviced via bus (15 minutes).

The vacant parts of the building that will form Sutton Works, are arranged over part ground, part first, second and third floors. There is also a redundant plant room on the fourth floor and two large flat roof areas.

The total floor space currently available within the building is approximately 35 000 ft² (3 250 m²) GIA. The building has an extremely large footprint which offers opportunities to extend the accommodation. Extending and reconfiguring the building will be explored with the appointed operator during the design stage of the project.

Please note that V.2.1) Date of conclusion of the contract - this is the date that the preferred bidder was notified of LB Sutton's intention to award the contract after the standstill period was concluded.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 dialogue

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.2.1) Previous publication concerning this procedure

Notice number: [2020/S 157-384624](#)

Section V. Award of contract

Contract No

DN487016

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

25 May 2021

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 2

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Oru Space

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £5,800,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court of England and Wales

Royal Court of Justice, The Strand

London

WC1A 2LL

Country

United Kingdom