

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/014960-2026>

Planning

## **2223-0331 Garrett Street Affordable Workspace Project**

London Borough of Islington

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-014960

Procurement identifier (OCID): ocds-h6vhtk-06577c

Published 18 February 2026, 4:31pm

### **Scope**

### **Description**

This contract seeks an operator to manage the upcoming affordable workspace on Garrett Street, EC1Y 0TY on a 7-year lease. Intended as a flexible creative workspace / makerspace covering 1,205 sqm over ground and 1st floor levels, it will increase the diversity of businesses supported through the AWS programme. The contract will be offered on a peppercorn rent in exchange for targeted social value that reflects the estimated £3.15m market rental value over the contract term. As with other Islington AWS sites there will be no monetary income directly delivered to the council. The operator will be responsible for business rates, discounted service charges and insurance.

### **Total value (estimated)**

- £2,500,000 excluding VAT
- £3,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 August 2026 to 31 July 2033
- 7 years

### **Main procurement category**

Services

### **CPV classifications**

- 70000000 - Real estate services

### **Contract locations**

- UKC - North East (England)
  - UKD - North West (England)
  - UKE - Yorkshire and the Humber
  - UKF - East Midlands (England)
  - UKG - West Midlands (England)
  - UKH - East of England
  - UKI - London
  - UKJ - South East (England)
  - UKK - South West (England)
-

## **Engagement**

### **Engagement deadline**

31 January 2026

The engagement was carried out before this notice was published.

### **Engagement process description**

This Notice is for informational purposes only and is not a formal invitation to tender. Its aim is to enhance transparency and competition for the upcoming tender notice. All details provided here may be updated or changed in the final tender notice. The Authority reserves the right to cancel, postpone, suspend or abort the procurement at any stage. The issue of this notice in no way commits the Authority to commence a procurement process.

#### **Preliminary Market Engagement (PME) - Garrett Street Affordable Workspace**

The Affordable Workspace team undertook prior market engagement between June 2023 and Jan 2026 to inform the development of the Garrett Street Affordable Workspace opportunity. Activities included a combination of site visits, market research, questionnaires, FAQ publications and targeted outreach. A summary of all PME activity is provided below.

##### **1. Market Research (March 2025)**

A detailed Garrett Street Market Research Paper was produced in March 2025 to assess demand for makerspace and creative studio provision, analyse local market conditions, and identify potential user groups. The findings were used to shape the vision and specification for the site.

##### **2. Site Visits (June 2023 - Jan 2026)**

Formal site visits were organised between June 2023 and Jan 2026

All organisations on the Council's Affordable Workspace mailing list were invited. Visits included guided tours, discussion of the project vision, and operator feedback.

### 3. Market Engagement Questionnaire

A written questionnaire was issued to operators on the mailing list to gauge market interest, understand delivery models, assess social value capability, and collect views on the proposed offer.

### 4. FAQs and Clarifications

FAQ documents were developed and updated in response to supplier enquiries, site visit discussions and email feedback (Garret Street site info & FAQ Oct 2024, and Garret Street FAQ Document 2025). These documents summarised key points relating to planning, build timeline, workspace vision, utilities, lease structure, service charges, and operational considerations. They were circulated to all interested parties to ensure consistent information across the market.

### 5. Outreach via AWS Bulletin (Monthly)

The opportunity was promoted through the Affordable Workspace monthly bulletin, reaching an audience of approximately 5,500 subscribers. The October bulletin specifically promoted the Garrett Street opportunity and invited operators to book site visits. This broadened market awareness and helped ensure fair access to pre-market information.

### 6. Direct Engagement (Emails & Meetings)

The Council responded to ongoing enquiries from operators, businesses and residents. Meetings were offered to discuss opportunities, and clarifications were incorporated into public FAQs. All enquiries were logged and used to refine the scope and PME materials. Garrett Street Site Update Document and Site Plans was sent to the mailing list in January 2026. The Garrett site update email mentions the revised practical completion date of July 2026 instead of early 2027.)

### 7. External Learning Session - Leah's Yard (Sheffield)

A knowledge-sharing session was held with Sheffield City Council regarding their "Leah's Yard" creative workspace scheme. Lessons learned helped refine communication, engagement and marketing approaches for Garrett Street.

Further site visits can be arranged following publication of the tender notice.

The tender for the Garret Street Affordable Workspace lease and concession contract will be advertised on the:

- (FTS) Find a Tender service: ( <https://www.find-tender.service.gov.uk/Search>).

Suppliers who wish to view the tender notice and submit a bid must be registered on the:

- (LTP) London Tenders Portal: (<https://www.londontenders.org>).

---

## **Participation**

### **Particular suitability**

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

---

## **Submission**

### **Publication date of tender notice (estimated)**

23 February 2026

---

## **Procedure**

### **Special regime**

Concession

---

## **Contracting authority**

### **London Borough of Islington**

- Public Procurement Organisation Number: PBMD-2513-CWJJ

Islington Town Hall, Upper Street, Islington

London

N1 2UD

United Kingdom

Email: [procurement@islington.gov.uk](mailto:procurement@islington.gov.uk)

Website: <https://www.islington.gov.uk>

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government