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Tender

Ilford Western Gateway JV Partnership

London Borough of Redbridge

F02: Contract notice

Notice identifier: 2021/S 000-015808

Procurement identifier (OCID): ocds-h6vhtk-02c532

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Section I: Contracting authority

I.1) Name and addresses

London Borough of Redbridge

7th Floor, Lynton House, 255-259 High Road

Ilford

IG1 1NN

Contact

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Telephone

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Country

United Kingdom

NUTS code

UKI53 - Redbridge and Waltham Forest

Internet address(es)

Main address

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

Buyer's address

www.londontenders.org

I.3) Communication

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

www.londontenders.org

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.londontenders.org

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

Ilford Western Gateway JV Partnership

Reference number

DN554352

II.1.2) Main CPV code

- 70000000 - Real estate services
 - AA01 - Metal

II.1.3) Type of contract

Services

II.1.4) Short description

The London Borough of Redbridge (the “Council”) is seeking to establish a joint venture (“JV”) between the Council and a development partner (the “PSP”) in relation to the Ilford Western Gateway development. The Council is seeking to deliver comprehensive regeneration across the Western Gateway site, delivering a ‘world class neighbourhood in a world class city’.

The Western Gateway site will deliver a residential led, mixed use development, delivering up to 1,000 new homes alongside commercial and community uses. Future sites may also be offered to the JV at the Council’s discretion.

The Council is seeking a PSP to help realise its ambitions for the Western Gateway, with delivery through a 50/50 JV partnership arrangement. The proposed legal and commercial structure is set out in detail within the Key Commercial Principles document and draft contract documents and will be established through the procurement process but it is envisaged that the structure will see both parties having an equal equity interest. The Council is seeking to invest its land as equity, with the option to provide additional cash equity where required, with the PSP bringing finance and development expertise. The PSP will be expected to provide (but not limited to) development management services with a fee payable for the provision of these services. The JV, the PSP (or a member of its group or consortium) may also provide construction works and services to the Council. The PSP will also be required to support the Council in land assembly activities. While the Council owns significant amounts of the Western Gateway site, there are other landowners who hold an interest and the partners will work together to consolidate land ownership and bring forward the comprehensive development of the site.

II.1.5) Estimated total value

Value excluding VAT: £500,000,000

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
- 70331000 - Residential property services
- 70332000 - Non-residential property services
- 71500000 - Construction-related services

II.2.3) Place of performance

NUTS codes

- UKI53 - Redbridge and Waltham Forest

II.2.4) Description of the procurement

The Council is seeking a PSP to realise its ambitions to deliver regeneration across Ilford Town Centre. The Ilford Western Gateway site is the flagship site in the town centre and will deliver a residential led, mix use development including up to 1,000 new homes, alongside commercial and community uses. The Council's overall vision for the Western Gateway is to create:

‘A world class liveable and sustainable neighbourhood in a world class city. Beautiful well designed connected garden spaces used by people enjoying living, cultural, learning, shopping, and leisure experiences through the day and evening’

The Council is actively driving regeneration in the town centre having already invested in the Cultural Quarter and other parts of the high street. The Council has also developed a spatial framework for the Western Gateway site which sets out the placemaking principles that the development will need to have regard to. The principles put public realm first and green connected spaces at the heart of the framework and the Council is actively committed to investing in the realignment of the road gyratory, creating more of a street network, which will in turn unlock the vision for the Western Gateway.

The Council is seeking to procure a PSP with whom to establish a 50/50 JV to deliver its aspirations for the Western Gateway. The partnership arrangement will see the Council

investing its land into the JV as equity with the option to provide additional cash equity where required. It is expected that the PSP will provide finance and services to the JV. Services will include (but not limited to) development management. The PSP will receive a fee for the services it provides to the JV. The JV, the PSP (or a member of its group or consortium) may also provide construction works and services to the Council.

The Council may require the JV, PSP (or a member of its group or consortium) to manage the delivery of works associated with changes to the gyratory.

The Council and PSP's interest in the JV will be established through the procurement process but as set out in the Key Commercial Principles document and draft contract documents (available on the Portal), it is envisaged that both partners will hold an equal equity interest and will jointly make decisions to drive forward the delivery of the site. The preferred structure and governance arrangements are also set out in the Key Commercial Principles document.

The Council has significant land ownership across the site, though there are other landowners with interests in the site. However, the Council is already in dialogue with each of the landowners and have passed a resolution to undertake a Compulsory Purchase Order (CPO) to bring all land interests under its ownership should this be necessary. This will enable the delivery of comprehensive development across which is required to realise the regeneration ambitions of the Council for this area. The PSP will be required to support the Council in land assembly activities as required once the JV has been formed.

Furthermore the Council may choose to offer the JV other sites in the town centre or across the borough for housing development, alongside the JV providing construction services for community assets. Future opportunities will be offered to the JV at the Council's discretion.

Further details of this opportunity are set out in the procurement documents. Please see Section V1.3 for details relating to the procurement documents being released at this stage.

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

This contract is subject to renewal

Yes

Description of renewals

The Council anticipates discussing with bidders during the competitive dialogue procedure the possibility of being granted option(s) to extend the contract period in a number of periods up to an overall maximum extension of 60 months

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

Maximum number: 5

Objective criteria for choosing the limited number of candidates:

As set out in the Councils Selection Questionnaire

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

Please see II.2.7 regarding extension options and II.2.4 regarding future sites.

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The procurement will be conducted in accordance with the Public Contracts Regulations 2015 as amended, and successor legislation which may follow, using the competitive dialogue procedure as set out in Regulation 30 of the Public Contracts Regulations 2015.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As set out within the procurement documents

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Where bidders are bidding as part of a group of economic operators (e.g. a consortium), the Council reserves the right to require bidders to assume a specific legal form for the purpose of the award of the contract (e.g. establishing a special purpose vehicle ('SPV') to act as the PSP member of the JV). Furthermore, where an economic operator relies upon the capacities of other entities with regard to criteria relating to economic and financial standing, the Council reserves the right to require that the economic operator and those entities to be jointly and severally liable.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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.1.8) 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

9 August 2021

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

17 September 2021

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 12 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Selection Questionnaire and the Memorandum of Information can be accessed via the Portal.

The Council will evaluate Candidates' responses to the SQ and intends to shortlist 5 Candidates in accordance with the process set out in the SQ. The Council then intends to issue an Invitation to Participate in Dialogue ('ITPD') and Draft Invitation to Submit Outline Solutions ('ISOS') to those bidders that have been selected to be invited to participate in dialogue.

The Draft ITPD, Draft ISOS, Key Commercial Principles document and draft Contracts are being issued at this SQ stage via the Portal to explain the proposed approach to the procurement process and the proposed core commercial and legal terms underpinning the proposed JV with the PSP. The issue of this draft documentation is for information only and does not amount to an invitation to participate in dialogue and/or to submit an outline solution.

All information on the process and communication shall be accessed and conducted via the Council's

e-procurement portal London Tenders <https://procontract.due-north.com>.

The Council is hosting a procurement launch event on 8 July 2021. Please register for the webinar here: ilfordjv.co.uk. Following the event, the Council intends to make available on the Portal the materials from the webinar. Future general updates can also be accessed via ilfordjv.co.uk

The Council reserves the right not to award the contracts in whole or in part, to abandon, terminate, amend or re-wind the procurement process and does not bind itself to accept any tender. The Council shall not be liable under any circumstances for any costs, charges or expenses incurred by any Candidate or bidder in responding to this notice or in taking part in the procurement process.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

Royal Courts of Justice, Strand

London

WC2A 2LL

Country

United Kingdom