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Tender

Tybalds Estate Regeneration Works

London Borough of Camden

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-016188

Procurement identifier (OCID): ocds-h6vhtk-0658d4 ([view related notices](#))

Published 23 February 2026, 3:51pm

Scope

Reference

DN803203

Description

Tybalds Estate Regeneration - appointment of a Design and Build Contractor who has a successful proven track record of constructing mixed-use development in urban environments, on constrained sites. The Contractor will need experience of delivering new build, mixed-use regeneration schemes developed around existing buildings where stakeholder and resident engagement is crucial. These requirements will need to be demonstrated and substantiated where Contractors are invited to selection questionnaire.

Total value (estimated)

- £28,400,000 excluding VAT
- £34,080,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 20 July 2026 to 30 March 2029
- 2 years, 8 months, 11 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKI31 - Camden and City of London

Participation

Legal and financial capacity conditions of participation

Financial capacity conditions of participation

The Authority has set a minimum turnover requirement for this project which has been set at £42,600,000 (£42.6million) with a current ratio of at least 0.6 for either of the candidate's 2 most recent financial years.

For financial assessment the Authority will utilise financial assessment techniques in line

with Cabinet Office information note PPN 02/13.

The Authority requires the following levels of insurance cover

Employer's (Compulsory) Liability = £10m

Public Liability Insurance = £10m

Professional Indemnity Insurance = £10m

Product Liability Insurance = not applicable

Legal conditions of participation

Acceptance of Contract Conditions and LBC Schedule of Amendments to JCT D&B 2024.

Please confirm that you accept the Contract Conditions and LBC Schedule of Amendments to JCT D&B 2024 contained in Schedule 4 - Contract Conditions.

Accept tendering on the basis of the contract being a single stage design and build contract.

The Employer may require a 10% performance Bond and/or a Parent Company Guarantee, Contractors Insolvency Cover via the Structural Warranty Provider (NHBC or similar).

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

23 March 2026, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Advert?advertId=b99e7bb0-b80d-f111-813c-005056b64545&p=2241eb95-058a-e511-80f7-000c29c9ba21>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

3 to 5 suppliers

Selection criteria:

Case Studies

Could you please provide two case studies delivered within the last five (5) years where your company acted as the main contractor on new-build residential developments within a live urban housing estate with residents living in close proximity (approximately 10 metres or within the same estate) and subject to constrained inner-city logistics.

Each project should be comparable to the Tybalds Estate Regeneration works in terms of:

- Scale (number of residential units)
- Value

- Location (live, urban estate environments)

For each case study, provide the following project details:

- Project title
- Project address
- Full name and registered address of the Employer
- Employer contact details (name, role, organisation, email, and phone number – references may be taken up)
- Form of Contract used (e.g., JCT D&B, JCT SBC, NEC ECC, etc.)
- Number of homes delivered
- Contract start and completion dates
- Contract Sum at award (main works only)
- Delay/Liquidated Damages – whether any were deducted and total value
- Health and Safety – number of RIDDOR reportable incidents and near misses
- Disputes – whether any arose, how they were resolved (e.g., through adjudication, mediation, or other)
- Description of the estate context and constraints, your role and key delivery challenges
- Evidence of successful outcomes including programme performance, cost certainty, safety record and resident satisfaction.

For each case study, you must also address the following qualitative evaluation criteria:

Assessment Criteria (Total: 100%)

1. Project delivery (50%)

Explain how the project is relevant to Tybalds Estate and what lessons learned would be applied to this project. Describe how the project was delivered to its specification on time budget and quality.

2. Stakeholder and Resident Engagement Strategy (15%)

Describe your structured approach to stakeholder and resident engagement on the live estate development, including how you planned engagement at pre-construction stage, communicated with residents (including vulnerable residents), Tenant and Resident Associations, Ward Members, local businesses and community groups, and managed sensitive issues such as noise, access and safety.

Explain how feedback influenced construction activities and provide measurable outcomes such as complaint reduction, satisfaction levels or other performance indicators.

3. Complaints Management and Issue Resolution (10%)

Describe the formal process used for recording, responding to and resolving complaints and enquiries from residents, elected members and other stakeholders during the construction works, including how complaints were logged and tracked, target response times, escalation procedures, reporting arrangements to the Client, trend analysis mechanisms and how the procedure was communicated to residents.

Please provide indicative KPIs achieved on a comparable project where available.

4. Social Value Delivery – Measurable Impact (10%)

Provide evidence of how your organisation delivered measurable social value outcomes for each project, including the number and type of new entrant jobs, apprenticeships (with duration), work placements or T-Level opportunities, engagement with local schools or colleges, local supply chain spend (where available), and community initiatives aligned to the estate's needs.

Please confirm whether these commitments were contractually secured and explain how delivery was monitored and reported.

5. Logistics, Traffic and Environmental Management on Constrained Sites (15%)

Describe the approach used to managing site logistics, including deliveries and vehicle movements, site access arrangements, pedestrian segregation, and mitigation of noise, dust and vibration, as well as coordination with local authority highways teams.

Please explain your use of Construction Logistics Plans (CLPs), Delivery Management Plans (DMPs), off-site consolidation or just-in-time delivery (where applicable), any innovations adopted, and evidence of performance such as absence of enforcement action or reduction in complaints.

Scoring Criteria:

Case Studies

- Pass/Fail: 2 compliant case studies must be submitted. Failure to provide the required number or relevance will result in a Fail.

Assessment Criteria 1 - 5

- Evaluation: Each case study response will be scored on a scale of 0 – 5 against the qualitative criteria listed below.

Threshold to Progress

- Bidders must score a minimum of 60% overall for Assessment Criterion 1 – 5 below for each case study to be considered for progression.

Page limit

- Maximum 5 pages per case study response covering Assessment Criteria 1 – 5,
- Font size Arial pt 11 or equivalent
- No appendices will be accepted.

Award decision date (estimated)

29 June 2026

Award criteria

Name	Type	Weighting
Quality	Quality	60.00%
Price	Price	40.00%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The process may include up to four stages as follows:

Stage 1 - Invitation to Participate Questionnaire (ITPQ) with Conditions of Participation

Stage 2 – Initial Tender Submission Offer (ITSO)

Stage 3 - Invitation to Participate in Negotiation (ITPN)

Stage 4 – Final Tender

Contracting authority

London Borough of Camden

- Public Procurement Organisation Number: PZXL-5842-VBBG

London Borough of Camden

London

N1C 4AG

United Kingdom

Contact name: Roopam Bhachu

Telephone: +44 2079746384

Email: roopam.bhachu@camden.gov.uk

Website: <http://www.camden.gov.uk>

Region: UKI31 - Camden and City of London

Organisation type: Public authority - sub-central government