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Tender

Strategic development partner for the regeneration of the Hayes Town Centre and Avondale Drive Estates and a pipeline of strategic projects

London Borough of Hillingdon

F02: Contract notice

Notice identifier: 2021/S 000-017864

Procurement identifier (OCID): ocds-h6vhtk-02cd36

Published 27 July 2021, 5:25pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Hillingdon

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Contact

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Email

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Country

United Kingdom

NUTS code

UKI74 - Harrow and Hillingdon

Internet address(es)

Main address

<https://www.hillingdon.gov.uk/>

I.3) Communication

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

<https://www.mytenders.co.uk>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.mytender.co.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

Strategic development partner for the regeneration of the Hayes Town Centre and Avondale Drive Estates and a pipeline of strategic projects

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Authority is seeking to appoint a partner to form a long term development and regeneration vehicle to secure investment and expertise to deliver the Authority's redevelopment of the Hayes Town Centre and Avondale Drive estates. The redevelopment projects are expected to deliver in the region of 750 mixed tenure new homes. The scheme will involve opportunities for development sales. The redevelopment at the Hayes Town Centre and Avondale Drive estates is estimated to run for a period of eight (8) to ten (10) years to reflect the envisaged construction and sales programmes. In addition The Authority will also expect the delivery partner to sign up to a strategic partnering agreement to deliver the future pipeline projects for an initial term of ten(10) years, extendable for a period of five (5) years.

II.1.5) Estimated total value

Value excluding VAT: £230,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70121000 - Building sale or purchase services
- 71315200 - Building consultancy services
- 71315300 - Building surveying services
- 71410000 - Urban planning services
- 90712100 - Urban environmental development planning
- 71313400 - Environmental impact assessment for construction
- 71313420 - Environmental standards for construction
- 71200000 - Architectural and related services
- 71247000 - Supervision of building work
- 71222000 - Architectural services for outdoor areas
- 71420000 - Landscape architectural services
- 71520000 - Construction supervision services
- 71521000 - Construction-site supervision services
- 71500000 - Construction-related services
- 73220000 - Development consultancy services
- 79410000 - Business and management consultancy services
- 79412000 - Financial management consultancy services
- 79418000 - Procurement consultancy services
- 45000000 - Construction work
- 45111000 - Demolition, site preparation and clearance work
- 45112710 - Landscaping work for green areas
- 45112711 - Landscaping work for parks
- 45113000 - Siteworks
- 45213312 - Car park building construction work

- 45233161 - Footpath construction work
- 45211300 - Houses construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45233100 - Construction work for highways, roads
- 71314200 - Energy-management services
- 65300000 - Electricity distribution and related services
- 71314300 - Energy-efficiency consultancy services
- 45112700 - Landscaping work

II.2.3) Place of performance

NUTS codes

- UKI74 - Harrow and Hillingdon

Main site or place of performance

Hayes Town Centre Estate and Avondale Drive Estate, The London Borough of Hillingdon

II.2.4) Description of the procurement

The Authority is seeking a developer partner to jointly deliver the regeneration of the Hayes Town Centre and Avondale Drive Estates. Positive outcomes to the resident ballots which concluded in May 2021 support the full redevelopment of both estates. This will see the existing 404 homes across the two sites being replaced with new neighbourhoods providing circa 750 homes. This includes re-providing existing homes, as well as developing new affordable and private homes. The London Borough of Hillingdon is currently working up hybrid planning applications for the full redevelopment of both estates.

The Authority is seeking a Partner who is able to jointly meet the requirements of the project in terms of design, planning, demolition, construction and sales over a long period. The Authority has made a commitment to re-provide the existing affordable homes with no loss of affordable floor space and meeting housing need. The Authority's aim is to maximise the amount of affordable housing provided in the redevelopment by using

affordable housing grant funding secured through the Building Council Homes for Londoners programme.

The term for the development agreement in respect of the Hayes Town Centre and Avondale Drive Estates will be determined by the development programme and will be the subject of Dialogue sessions. The Authority will also expect the delivery partner to sign up to a strategic partnering agreement which will set out the principles for the delivery of future pipeline projects. The strategic partnering agreement will be for an initial term of ten(10) years, extendable at the Authority's sole option for a period of five (5) years, giving a possible term of fifteen (15) years. Such pipeline projects will be identified and agreed with the selected delivery partner subject to best value considerations, and are likely to include residential new-build, refurbishment and regeneration projects. The final development partnership structure will be developed through the tender process. The Authority will play an active role in delivering the regeneration including obtaining initial planning permissions and securing vacant possession at initial phases of the projects initially. It also expects to have transparency in the delivery of the project to ensure that the best outcomes are achieved for the local community. With this in mind, the current expectation is that a contractual development partnership will provide the Authority with a delivery structure to achieve those objectives. The Authority is open to exploring option around finance payment structures and as such variant bids will be considered. A draft Development Agreement setting this out in more detail will be made available to shortlisted applicants, along with other documentation. The Authority may require its chosen delivery partner to provide a suitable Parent Company Guarantee and/or a performance bond or bank guarantee, in a form that is acceptable to the Council before it enters into the contracts.

Further information and details about the scope of the procurement are set out in the Descriptive Document as part of the procurement documents available at <https://www.mytenders.co.uk>.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £230,000,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

180

This contract is subject to renewal

No

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

Envisaged number of candidates: 4

II.2.10) Information about variants

Variants will be accepted: Yes

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

II.2.14) Additional information

The estimated values in 2.1.5 and 2.2.6 represent the potential commercial value of the development. However, potential returns will depend on many commercial factors including (but not limited to) the performance of the developer and market conditions. Bidders should seek independent legal and commercial advice in relation to the potential value of the opportunity and the scheme as a whole.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

The partner will be required to provide services including (but not limited to) planning; strategic development consultancy advice; environmental consultancy advice; technical and building services; architectural design; urban design and landscaping; physical construction and development; land assembly; possible refurbishment of assets and marketing and disposal of development assets.

The partner may be required to actively participate in the achievement of social policy objectives relating to recruitment and training and supply-chain initiatives. Accordingly contract performance conditions may relate in particular to social considerations.

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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.2.2) Time limit for receipt of tenders or requests to participate

Date

26 August 2021

Local time

5:00pm

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

8 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: 9 (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 Public Contracts Regulations 2015 applies to the award. The Council intends to follow a process set out in the procurement documents. Award criteria and further contract documents will be provided at the start of the invitation to tender stage to bidders that are shortlisted to participate. Expressions of interest applications must be by way of completion and return of the selection questionnaire (SQ) (in accordance with the requirements set out in the SQ by the time limit in Section 4.2.2 above). The SQ is available via <https://www.mytenders.co.uk>. Note that not all of the SQ documents have been uploaded but will follow shortly. The Council reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this contract notice.

The estimated total value set out in the Contract Notice is in respect of the development at Hayes Town Centre and Avondale Road Estates only. The pipeline projects to be procured pursuant to the strategic partnering agreement will be in addition to that value and will be valued in the region of 500 million GBP.

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=223435.

The buyer has indicated that it will accept electronic responses to this notice via the Postbox facility. A user guide is available at https://www.mytenders.co.uk/sitehelp/help_guides.aspx.

Suppliers are advised to allow adequate time for uploading documents and to dispatch the electronic response well in advance of the closing time to avoid any last minute problems.

(MT Ref:223435)

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

Cabinet Office

London

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Authority will conduct itself in accordance with the Public Contracts Regulations 2015