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Award

PA0021 - Holloway EMA

Peabody Trust

UK6: Contract award notice - Procurement Act 2023 - view information about notice types
Notice identifier: 2026/S 000-018208
Procurement identifier (OCID): ocds-h6vhtk-05abad (view related notices)
Published 2 March 2026, 9:07am

Scope

Description

Peabody is seeking to appoint a managing agent to oversee the operations, day to day management and administration of Phase 1 Holloway Park.

Holloway Park is a new neighbourhood of c.1,100 homes, on a 10-acre site in Northwest Islington, targeting 60% affordable homes. The development includes substantive public realm at the heart of which stands a 1.4-acre urban public park, generous communal amenity space, space dedicated to women's services ("the Women's Building") and retail space.

The purpose of this tender is to procure a managing agent for the management of phase 1 only, on completion of phase 1. Phase 1 is currently estimated to complete in late 2027. Phase 1 is comprised of 429 homes spread across 7 residential blocks, the Women's Building, the resident amenity space, the main part of the public park and one retail unit, with the remainder to be delivered later under phases 2 and 3. Phase 1 sits under a sitewide detailed planning consent to deliver 985 homes. Phases 2 and 3 are currently undergoing a redesign to the consented scheme ahead of a revised planning application to increase the total number of homes to c.1,100.

Contract 1

Supplier

- Rendall & Rittner

Contract value

- £360,000 including VAT

Above the relevant threshold

Award decision date

2 March 2026

Date assessment summaries were sent to tenderers

2 March 2026

Standstill period

- End: 11 March 2026
- 8 working days

Earliest date the contract will be signed

13 March 2026

Contract dates (estimated)

- 1 April 2027 to 1 April 2030
- Possible extension to 31 March 2032
- 5 years

Description of possible extension:

Upto 2 x 12 months extensions

Main procurement category

Services

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis

Contract locations

- UK - United Kingdom

Information about tenders

- 6 tenders received
- 3 tenders assessed in the final stage:

  - 1 submitted by small and medium-sized enterprises (SME)
  - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 2 suppliers unsuccessful (details included for contracts over £5 million)

Submission

Submission type

Tenders

Procedure

Procedure type

Competitive flexible procedure

Supplier

Rendall & Rittner

- Companies House: 02515428

13b St George Wharf

London

SW8 2LE

United Kingdom

Email: office@rendallandrittner.co.uk

Region: UKI45 - Lambeth

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1

Contracting authority

Peabody Trust

- Public Procurement Organisation Number: PYJY-3925-DVJD

Minster Court, 45 47 Westminster Bridge Road

London

SE1 7JB

United Kingdom

Contact name: Damon Pickard

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Email: damon.pickard@peabody.org.uk

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government