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Contract

P5939-Harriott, Apsley and Pattison Houses Regeneration Project

Tower Hamlets

F03: Contract award notice

Notice identifier: 2025/S 000-019899

Procurement identifier (OCID): ocids-h6vhtk-04453c

Published 8 May 2025, 7:55pm

Section I: Contracting authority

I.1) Name and addresses

Tower Hamlets

New Town Hall, 160 Whitechapel Road London

London

E1 1BJ

Contact

Mr Simon Waller

Email

simon.waller@towerhamlets.gov.uk

Telephone

+44 2073644013

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

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

Buyer's address

<http://www.towerhamlets.gov.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

P5939-Harriott, Apsley and Pattison Houses Regeneration Project

Reference number

DN707414

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Pre-Construction Services for the purposes of delivering the Design and Construction of the HAP Regeneration Scheme as well as Early Works to enable this development. Principal Contractor and Principal Designer services as defined in the Building Safety Act 2022 will both be a requirement of the PCSA and the Development Agreement.

The scheme consists of 407 residential units and a community building with construction over 2 phases, with Phase 1 delivering 109 affordable homes and the 3 storey community building. The remaining 298 residential units will be delivered in Phase 2 together with the one storey community building extension. The scheme will incorporate 64 replacement homes comprising 28 existing resident leaseholder properties (as shared equity units) and 36 secure tenant properties. The 111 affordable units to be provided across both phases will include 20 shared ownership units with the remaining the 232 units for private sale.

The scheme would be phased to enable the existing residents (resident leaseholders and secure tenants) to move only once as part of an agreed decant strategy and without a need to temporarily move off-site.

The proposed development model of council finance/contribution for the delivery of the affordable units and funding of the private sale units by the developer partner will spread the financial outlay and risk of all parties and guarantee the deliverability of the project.

As Phase 1 is delivering 100% affordable homes, the Council will be paying all costs to the selected Developer on a monthly basis under an Open Book Contract. In Phase 2, any contributions agreed by the Council to be paid to the developer to meet the costs of the remaining affordable units will be paid by the Council on a rolling basis, in accordance with certified valuations of work undertaken or agreed stage payments for delivering the affordable homes.

The Construction value is currently estimated at c. £156m. However, this will not be the anticipated Contract Value.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £4,939,077

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

The procurement route for the HAP Regeneration Scheme will be a two-stage procurement process using the Open Procedure. The Council requires the PAS 91 Questionnaire and the ITT be submitted simultaneously. The four top scoring bidders at the PAS 91 Questionnaire stage will then have their ITT scored.

The relationship between the Council and the developer is governed by the PCSA (stage 1). At the same time as carrying out the pre-construction services including early works, the Council and the developer will agree the outstanding terms of the Development Agreement and building contract with a view to appointing the developer to carry out the main works for the project (stage2).

The evaluation criteria and methodology for evaluation will be published in the PAS 91 Questionnaire and ITT documents. The high-level evaluation weightings of the ITT will be 50% quality, 10% social value and 40% price.

II.2.5) Award criteria

Cost criterion - Name: price is not the only criterion / Weighting: 0

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-006870](#)

Section V. Award of contract

Contract No

P5939-Harriott, Apsley and Pattison Houses Regeneration Project

Title

P5939-Harriott, Apsley and Pattison Houses Regeneration Project

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

17 December 2024

V.2.2) Information about tenders

Number of tenders received: 8

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Countryside Properties (UK) Ltd

Countryside House, The Drive

Brentwood, Essex

CM13 3AT

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £4,939,077

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom