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Contract

Harrow Strategic Development Partnership

Harrow Council

F03: Contract award notice

Notice identifier: 2021/S 000-021229

Procurement identifier (OCID): ocds-h6vhtk-02da5d

Published 27 August 2021, 8:50am

Section I: Contracting authority

I.1) Name and addresses

Harrow Council

Civic Centre

Harrow

HA1 2XY

Contact

Mrs Lisa Taylor

Email

lisa.taylor@harrow.gov.uk

Telephone

+44 2084209219

Country

United Kingdom

NUTS code

UK - United Kingdom

Internet address(es)

Main address

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

Buyer's address

<http://www.harrow.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

Harrow Strategic Development Partnership

Reference number

DN412551

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

Harrow Council (the "Council") has procured a private sector partner as its strategic development partner (the "Partner") to develop multiple core sites in Harrow and the surrounding area in connection with the Council's regeneration programme (the "Project"). The Council has incorporated a separate vehicle (the Harrow Strategic Development Partnership (the "HSDP")) for the Project in the form of a limited liability partnership. The Council and the Partner are both members in the HSDP. The Council will initially contribute three sites to the HSDP, with the potential for future additional sites, and the Partner will provide funding and services. This may include (amongst others) construction services and development management services. The HSDP will develop the core sites and provide construction works to the Council. The HSDP will also provide construction works and services to the Council in relation to Council owned land. The award of this contract is made with reference to the original contract notice 2019/S 120-294236.

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: £2,500,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

The Council intends to regenerate certain areas in Harrow in line with its regeneration programme Building a Better Harrow. HSDP shall be responsible for developing three core sites. The Council also requires the option to offer future sites that are currently or may subsequently become owned by the Council to the HSDP for development.

In addition, the Council requires the HSDP to provide construction works and services to the Council in relation to Council owned land ("Community Facilities"). The initial Community Facilities shall comprise the Council's Civic Centre (the new Harrow Civic Centre or "HNC").

The HSDP will jointly manage the HSDP and its assets.

The HSDP will be tasked with delivering the following key objectives:

- to deliver wider regeneration across the Borough via new and improved mixed tenure housing, civic and

community facilities, new employment space and the enhanced use of property assets within the Borough;

- to accelerate the pace of housing delivery across the portfolio of sites;

- to secure wider economic and social benefits for local residents, including skills and training, health

improvement and new employment opportunities;

- use existing and new property assets to optimise value for the Council; and

- to contribute to the delivery of well designed, high quality places that make a difference for communities,

businesses, residents and families both now and in the long term.

The three core sites the Council intends to contribute to the HSDP for development are: Poets Corner, Peel

Road and Phase 1 of Byron Quarter (the "Core Sites"). Bidders should refer to the draft Heads of Terms and

Information Memorandum for further information in relation to the Core Sites.

It is initially intended that the HSDP will focus on the development of the Core Sites and the delivery of the HNC.

As the HNC is a Community Facility, the Council shall retain ownership of the land in relation to the HNC with

the HSDP providing construction works and services in relation to its development.

The Council envisages its equity contribution to the HSDP will be met through its land (and potentially finance)

contributions and that the Partner will contribute funding to the HSDP as its equity contribution. The Council

envisages the Partner's equity contribution shall be at least equal to the Council's equity contribution. The

Council also anticipates the Partner providing a number of services and expertise to the HSDP including

(amongst others) construction and development management services.

It is anticipated that the Council and the Partner will enter into a members' agreement relating to the governance

and operation of the HSDP for a period of 25 years with an option to extend such agreement in a number of

periods up to an overall extension of 10 years. The Council's preferred legal and governance structure for the

HSDP is set out in the draft Heads of Terms

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Quality criterion - Name: Price / Weighting: 40

Price - Weighting: 40

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

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.2.1) Previous publication concerning this procedure

Notice number: [2019/S 120-294236](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

27 July 2021

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 3

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

V.2.3) Name and address of the contractor

Wates Construction Ltd

Wates House, Station Approach Leatherhead

Surrey

KT22 7SW

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

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

Total value of the contract/lot: £2,500,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Court Of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom