

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/022224-2022>

Contract

## **Stratford Waterfront and Bridgewater Residential Joint Venture Development Partner**

London Legacy Development Corporation

F25: Concession award notice

Notice identifier: 2022/S 000-022224

Procurement identifier (OCID): ocds-h6vhtk-035b2c

Published 11 August 2022, 7:05pm

### **Section I: Contracting authority/entity**

#### **I.1) Name and addresses**

London Legacy Development Corporation

5 Endeavour Square

London

E20 1JN

#### **Contact**

Brian Walsh

#### **Email**

[procurement@londonlegacy.co.uk](mailto:procurement@londonlegacy.co.uk)

#### **Telephone**

+44 2032881800

#### **Country**

United Kingdom

**Region code**

UKI - London

**Internet address(es)**

Main address

[www.queenelizabetholympicpark.co.uk](http://www.queenelizabetholympicpark.co.uk)

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Other activity

Regeneration

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Stratford Waterfront and Bridgewater Residential Joint Venture Development Partner

#### **II.1.2) Main CPV code**

- 45211360 - Urban development construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

London Legacy Development Corporation ('LLDC') has appointed a development partner to form a corporate joint venture ("JV"). The JV shall deliver the Stratford Waterfront and Bridgewater residential developments ('the Sites') pursuant to a development agreement with LLDC ("DA"). The opportunity was advertised in the OJEU (2020/S 199-483916) and procured under the Concession Contracts Regulations 2016.

#### **II.1.5) Estimated total value**

Value excluding VAT: £600,000,000

#### **II.1.6) Information about lots**

This concession is divided into lots: No

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

Value excluding VAT: £600,000,000

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70123100 - Sale of residential real estate

- 70331000 - Residential property services
- 73220000 - Development consultancy services
- 45210000 - Building construction work
- 45211340 - Multi-dwelling buildings construction work
- 45211300 - Houses construction work
- 45211341 - Flats construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213110 - Shop buildings construction work
- 45112700 - Landscaping work
- 45233100 - Construction work for highways, roads
- 45221000 - Construction work for bridges and tunnels, shafts and subways
- 45233260 - Pedestrian ways construction work
- 45231000 - Construction work for pipelines, communication and power lines
- 45231221 - Gas supply mains construction work
- 45231223 - Gas distribution ancillary work
- 45231300 - Construction work for water and sewage pipelines
- 45232450 - Drainage construction works
- 45231400 - Construction work for electricity power lines
- 45232140 - District-heating mains construction work
- 45247100 - Construction work for waterways
- 45200000 - Works for complete or part construction and civil engineering work
- 71000000 - Architectural, construction, engineering and inspection services
- 71220000 - Architectural design services
- 71240000 - Architectural, engineering and planning services
- 71251000 - Architectural and building-surveying services
- 71400000 - Urban planning and landscape architectural services

- 71530000 - Construction consultancy services
- 71311000 - Civil engineering consultancy services
- 71315200 - Building consultancy services
- 79418000 - Procurement consultancy services
- 79993000 - Building and facilities management services
- 50700000 - Repair and maintenance services of building installations
- 50710000 - Repair and maintenance services of electrical and mechanical building installations
- 45259300 - Heating-plant repair and maintenance work
- 45330000 - Plumbing and sanitary works
- 79992000 - Reception services
- 90911200 - Building-cleaning services
- 79710000 - Security services
- 79412000 - Financial management consultancy services
- 45111000 - Demolition, site preparation and clearance work

### **II.2.3) Place of performance**

NUTS codes

- UKI4 - Inner London – East

Main site or place of performance

Inner London – East

### **II.2.4) Description of the procurement**

See II.1.4 above and note the following:

1) LLDC has appointed a developer partner to jointly deliver the development of the Sites through a 50%/50% incorporated vehicle (the “JV”) which shall be governed by a joint venture agreement.

2) the DA shall provide ultimately for a 250 year leasehold interest of the Sites to be granted to the JV.

3) this opportunity may also include the balance of PDZ 8, the Pudding Mill Lane site and PDZ 12, the Rick Roberts Way site both identified in the Legacy Communities Scheme and under the control of LLDC, the total estimated development value for the additional site is £750m. Any such development of these future sites will be in material conformity with the same terms agreed for the Sites. Future sites are not guaranteed.

For further information please visit:

<https://award.bravosolution.co.uk/londonlegacy/web/project/8d9d1916-866d-45d0-9936-9ceb1c32f5cf/register> and <https://buildthelegacy.co.uk/>

### **II.2.5) Award criteria**

Concession is awarded on the basis of the criteria described below:

- Criterion: The concession is awarded on the basis of the criteria stated in the procurement documents.

### **II.2.7) Duration of the concession**

Duration in months

240

### **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) Form of procedure**

Award procedure with prior publication of a concession notice

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2020/S 199-483916](#)

---

## **Section V. Award of concession**

### **Title**

Stratford Waterfront and Bridgewater Residential Joint Venture Development Partner

A concession/lot is awarded: Yes

### **V.2) Award of concession**

#### **V.2.1) Date of concession award decision**

26 July 2022

#### **V.2.2) Information about tenders**

Number of tenders received: 3

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

#### **V.2.3) Name and address of the concessionaire**

Ballymore Limited

4th Floor, 161 Marsh Wall,

London

E14 9SJ

Country

United Kingdom

NUTS code

- UKI - London

National registration number

04936525

The concessionaire is an SME

No

**V.2.4) Information on value of concession and main financing terms (excluding VAT)**

Total value of the concession/lot: £600,000,000

---

**Section VI. Complementary information**

**VI.3) Additional information**

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=712863319>

GO Reference: GO-2022811-PRO-20774916

**VI.4) Procedures for review**

**VI.4.1) Review body**

See VI.4.3

London

Country

United Kingdom