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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

Telephone

+44 2032881800

Country

United Kingdom

Region code

UKI - London

Internet address(es)

Main address

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