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Award

## Land sale and development Agreement

London Borough of Lewisham

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-023344

Procurement identifier (OCID): ocds-h6vhtk-051913 ([view related notices](#))

Published 20 May 2025, 3:00pm

## Scope

## Description

This will be a partnership agreements to deliver genuinely affordable housing at the scheme known as Willow Way , as part of the Building for Lewisham (BfL) Programme.

A key spatial objective in Lewisham's emerging Local Plan is the 'renewal of industrial land at Willow Way to better complement the Kirkdale centre with new workspace and a wider mix of uses, along with improvements to the townscape and public realm.'

The site is identified as Site Allocation 9: Locally Significant Industrial Site (LSIS) and provides an indicative residential capacity of 175 new homes alongside renewed employment space to be delivered within 6-10 years.

Current planning policy prohibits the delivery of housing on the employment location, but the emerging Local Plan now has sufficient weight (Regulation 19 consultation completed in April 2023) in the decision-making process to allow for residential development alongside commercial floorspace on Willow Way.

The Council is seeking to benefit from the opportunity to deliver its site on Willow Way through a developer who have options to develop two sites on either side of Willow Way. By

including the Council's parcel of land on Willow Way, and delivering all three sites together, can result in the emerging Local plan's ambitions being realised in the timeframes proposed.

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## **Contract 1. Land sale and development Agreement - Willow Way**

### **Supplier**

- KITEWOOD ESTATES LIMITED

### **Contract value**

- £30,000,000 including VAT

Above the relevant threshold

### **Earliest date the contract will be signed**

20 May 2025

### **Contract dates (estimated)**

- 20 May 2025 to 31 March 2029

- 3 years, 10 months, 12 days

## **Main procurement category**

Works

## **CPV classifications**

- 45000000 - Construction work

## **Contract locations**

- UKI44 - Lewisham and Southwark

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## **Other information**

### **Conflicts assessment prepared/revised**

Yes

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## **Procedure**

## Procedure type

Direct award

## Direct award justification

Single supplier - intellectual property or exclusive rights

Single supplier - intellectual property or exclusive rights

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## Supplier

### KITEWOOD ESTATES LIMITED

- Companies House: 02852063
- Public Procurement Organisation Number: PDNX-1682-DYZM

7 Dacre Street

London

SW1H 0DJ

United Kingdom

Email: [a.palmer@kitewood.co.uk](mailto:a.palmer@kitewood.co.uk)

Region: UKI32 - Westminster

Contract 1. Land sale and development Agreement - Willow Way

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## Contracting authority

### London Borough of Lewisham

- Public Procurement Organisation Number: PYXG-1482-BYWG

4th Floor Laurence House

Catford

SE6 4RU

United Kingdom

Email: [lewisham.procurement@lewisham.gov.uk](mailto:lewisham.procurement@lewisham.gov.uk)

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government