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Pipeline

St George's Leisure Centre - Demolition and New Build

London Borough of Tower Hamlets

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-027120

Procurement identifier (OCID): ocds-h6vhtk-050405 ([view related notices](#))

Published 23 May 2025, 5:51pm

Scope

Reference

HAR6019

Description

The project objective is to deliver:

- A new state-of-the-art leisure facility (with wet and dry leisure facilities, including a 25m swimming pool)
- An 8-storey residential building delivering 29 new affordable rent homes.
- Associated landscaping and public realm improvements to St George's Gardens and the surroundings of the proposed new buildings.

Both the leisure facilities and residential accommodation will be owned and managed by the London Borough of Tower Hamlets. The project will be delivered on the existing site of the

former St George's Leisure Centre, which is situated in the St George in the East Conservation Area, on The Highway A1203 (a TfL Red Route). The site is in proximity to the Grade I Listed Church of St George in the East and other Listed structures.

The existing St George's Leisure Centre, which is proposed for demolition, comprises of two components: a two-storey block to the east which houses administration, changing facilities, and the training pool; and a four-storey block which accommodates the 33.3m swimming pool. A further single storey ancillary block is located to the west. An 18-space car park at ground level wraps around the existing leisure centre.

Procurement Approach

The St George's Leisure Centre Redevelopment project shall adopt an open two-stage procurement route, with a competitive flexible procedure (Request for Core Proposals and Request for Tender). Following the tender a single Principal Contractor shall be awarded the following Contracts, which will run in parallel with one another:

Contract Contract work Form of Contract

Contract A Design services (RIBA Stage 4) Pre-Construction Services Agreement

Contract B Demolition Works JCT D&B (LBTH Amendments)

Following completion of the Pre-Construction Services Agreement, and the Principal Contractor's submission of their 2nd stage tender, the following Contract will be awarded. This will be formalised via the Tollgate 2 process:

Contract Contract work Form of Contract

Contract C Construction works: leisure, housing and landscaping JCT D&B (LBTH Amendments)

Total value (estimated)

- £62,500,000 excluding VAT
- £75,000,000 including VAT

Contract dates (estimated)

- 16 February 2026 to 30 June 2028
- 2 years, 4 months, 13 days

Main category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Submission

Publication date of tender notice (estimated)

2 June 2025

Procedure

Procedure type

Competitive flexible procedure

Above or below total value threshold

Above or equal to threshold

Contracting authority

London Borough of Tower Hamlets

- Public Procurement Organisation Number: PQBL-2673-MVYG

New Town Hall, 160 Whitechapel Road London

London

E1 1BJ

United Kingdom

Email: Procurement@towerhamlets.gov.uk

Region: UKI42 - Tower Hamlets

Organisation type: Public authority - sub-central government