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Tender

Elm Grove Regeneration

London Borough Of Sutton

F24: Concession notice

Notice identifier: 2023/S 000-030655

Procurement identifier (OCID): ocds-h6vhtk-040cc9

Published 17 October 2023, 4:25pm

Section I: Contracting authority/entity

I.1) Name and addresses

London Borough Of Sutton

Civic Offices, St. Nicholas Way

SUTTON

SM11EA

Contact

Jo Hurley

Email

commercial.procurement@sutton.gov.uk

Telephone

+44 2087705000

Country

United Kingdom

Region code

UKI63 - Merton, Kingston upon Thames and Sutton

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.sutton.gov.uk/>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.londontenders.org/>

Additional information can be obtained from the above-mentioned address

Applications or, where applicable, tenders must be submitted electronically via

<https://www.londontenders.org/>

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

Elm Grove Regeneration

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Sutton ("the Council") is seeking to appoint a partner for the development and regeneration of the Elm Grove estate ("the Scheme") on land within its ownership (the "site"). The Scheme will provide in the region of 300 mixed-tenure homes, as well as commercial / community floor-space at the Market House building on Sutton High Street. Up to 50% of the residential development will be affordable housing, to be purchased by the Council. The duration of the Scheme is expected to be for a period of seven (7) years.

II.1.5) Estimated total value

Value excluding VAT: £120,000,000

II.1.6) Information about lots

This concession is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45111000 - Demolition, site preparation and clearance work
- 45112700 - Landscaping work
- 45112710 - Landscaping work for green areas
- 45211300 - Houses construction work

- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213100 - Construction work for commercial buildings
- 45213112 - Shop units construction work
- 45213150 - Office block construction work
- 65300000 - Electricity distribution and related services
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services
- 73220000 - Development consultancy services
- 90712100 - Urban environmental development planning

II.2.3) Place of performance

NUTS codes

- UKI63 - Merton, Kingston upon Thames and Sutton

Main site or place of performance

London Borough of Sutton (Elm Grove Estate)

II.2.4) Description of the procurement

The opportunity is for the regeneration and development of the Elm Grove estate in Sutton, the completion of which will provide in the region of 300 mixed-tenure homes, as well as commercial / community floor-space at the Market House building on Sutton High Street. Up to 50% of the residential development will be affordable housing, with the exact tenure split to be determined subject to design and viability. The development partner will be expected, among other things, to:

acquire a leasehold interest in the whole site;

optimise a pre-existing design;

finance and build out the Scheme;

deliver the affordable housing units to the Council for a consideration; and

sell the private homes.

The Council will be responsible for managing the affordable homes and associated communal areas, but not the private units and the communal areas primarily associated with the private units.

The estimated total value of the procurement is in the range of: GBP £100 million - GBP £120 million. The estimated value relates to the estimated gross development value in the market of the developed assets.

Further information and details about the requirements and scope of the procurement are set out in the Memorandum of Information (MOI) and supporting information which will be available as part of the procurement documents at <https://www.londontenders.org/>.

Continues at III.2.2 below.

II.2.5) Award criteria

Concession is awarded on the basis of the criteria stated in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £120,000,000

II.2.14) Additional information

The estimated values in II.1.5 and II.2.6 represent the potential commercial value of the Scheme. However, potential returns will depend on many commercial factors including (but not limited to) the performance of the developer and market conditions. Bidders should seek independent legal and commercial advice in relation to the potential value of the opportunity and the scheme as a whole.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the concession

III.2.2) Concession performance conditions

The partner will be required to provide services including (but not limited to) master planning; environmental consultancy advice; technical and building services; architectural design; urban design and landscaping; physical construction and development; possible refurbishment of assets, development of a standalone energy generation and distribution solution, and marketing and disposal of development assets.

The partner may be required to help achieve social and/or environmental policy objectives relating to:

Opportunities for Children and Young People with a focus on Care Leavers

Mental Health & Tackling Loneliness

Community Cohesion

Employment & Skills

Sustainability

Community Safety

Supporting Older People

Concession performance conditions may relate to these considerations.

Section IV. Procedure

IV.1) Description

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.2.2) Time limit for submission of applications or receipt of tenders

Date

23 November 2023

Local time

1:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The Concession Contracts Regulations 2016 (CCR 2016) applies to the award. The Council intends to follow a process similar to the Competitive Dialogue procedure in the Public Contracts Regulations 2015 (as amended) (PCR 2015). It reserves the right to deviate from the formalities of the PCR 2015 in conducting the competition due to the flexibilities permitted by the CCR 2016. Award criteria and further concession documents will be provided at the start of the competitive dialogue stages to bidders that are shortlisted to participate. Expressions of interest applications must be by way of completion and return of the selection questionnaire (SQ) (in accordance with the requirements set out in the SQ by the time limit in Section IV.2.2 above). The SQ is available via <https://www.londontenders.org/>. The Council reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this concession notice.

VI.4) Procedures for review

VI.4.1) Review body

The High Court of Justice

The Royal Court of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

In accordance with Regulation 47 (Notice of decision to award a concession contract);
Regulation 48 (Standstill

Period) and Regulation 52 to 63 of the Concession Contracts Regulations 2016 (CCR 2016). Following any decision to award the concession contract, the contracting authority will provide debriefing information to unsuccessful bidders (in accordance with Regulation 47 CCR 2016) and observe a minimum 10 day standstill period (in accordance with Regulation 48 CCR 2016) before the concession contract is entered into.