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Tender

TfL 95052 Bollo Lane Opportunity

Transport for London

F02: Contract notice

Notice identifier: 2021/S 000-030783

Procurement identifier (OCID): ocds-h6vhtk-02ffb6

Published 10 December 2021, 11:13am

The closing date and time has been changed to:

28 January 2022, 2:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

Transport for London

Endeavour Square, Stratford

LONDON

E20 1JN

Contact

Ms Bhavisha Halai

Email

BolloLaneOpportunity@tfl.gov.uk

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<https://tfl.gov.uk>

Buyer's address

<https://tfl.gov.uk>

I.3) Communication

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

<https://procontract.due-north.com/Advert?advertId=6d89245c-5854-ec11-810e-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert?advertId=6d89245c-5854-ec11-810e-005056b64545>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Transport authority

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

TfL 95052 Bollo Lane Opportunity

Reference number

DN470783

II.1.2) Main CPV code

- 70110000 - Development services of real estate

II.1.3) Type of contract

Services

II.1.4) Short description

Transport for London (TfL) is commencing a procurement process to appoint a joint venture partner (JVP) to provide property development services for a multi-phased and mixed used development at the Bollo Lane site in Acton, West London. The opportunity consists of the development of Phase 1 and Phase 2 of the Bollo Lane site. The opportunity also includes options in relation to the development of Phase 3 of the Bollo Lane site, an additional site at Ealing Common Depot and an additional site or sites from within TfL's portfolio located in West London (Additional West London Site(s)).

Phases 1 - 3 of the Bollo Lane site are the subject of a hybrid planning scheme comprising 852 homes, approximately 21,000 square feet of mixed-use commercial space and an exemplary, high quality public realm, to create a strong local identity and integrated community.

Ealing Common Depot is in close proximity to the Bollo Lane site and detailed pre-application advice has been given supporting a development that could deliver over 800 new homes.

This opportunity will consist of the development of Phases 1 and 2 of the Bollo Lane site that will come forward into the JV. This opportunity may also include one or more of the following options: an option to develop Phase 3 of the Bollo Lane site, an option to develop the site at Ealing Common Depot and an option to develop Additional West London Site(s). The conditions applicable to the exercise of the options are detailed within the tender documents which are available via:

<https://procontract.due-north.com/Advert?advertId=6d89245c-5854-ec11-810e-005056b64545>

This call for competition requires interested Applicants to register on the ProContract portal at the above mentioned link (or searching Procontract opportunities with 'TfL 95052 Bollo Lane Opportunity') and respond to the Standard Selection Questionnaire (SSQ) by 14:00 GMT on 17/01/2022.

Updated Invitation to Submit Outline Solution (ISOS) documents will be shared with all successful Applicants following the evaluation of the SSQ responses.

II.1.5) Estimated total value

Value excluding VAT: £1,025,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70121100 - Building sale services
- 70123000 - Sale of real estate
- 70123100 - Sale of residential real estate
- 70123200 - Sale of non-residential estate
- 71540000 - Construction management services
- 71541000 - Construction project management services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

TfL is commencing a procurement process to appoint a JVP to provide property development, development management, construction management and delivery and property sales services for a multi-phased and mixed used development at the Bollo Lane site in Acton, West London. The opportunity consists of the development of Phase 1 and Phase 2 of the Bollo Lane site. The opportunity also includes options in relation to the development of Phase 3 of the Bollo Lane site, an additional site at Ealing Common Depot and Additional West London Site(s).

Bollo Lane:

The Bollo Lane site comprises approximately 2.7 hectares of brownfield land that runs for roughly 750m to the east of and along the Underground railway tracks that service Acton Town, South Acton and Chiswick Park Stations. The site is currently occupied by a mix of operational and light industrial use tenants. TfL anticipates vacant possession of Phase 1 and 2 of the site to be concluded prior to disposal to the JV. Vacant possession of Phase 3 of the site will be led by the JV. A hybrid application was submitted in March 2020 and Planning Committee's Resolution to Grant planning permission was secured in January 2021. This includes a full detailed application for 195 Build to Rent homes (comprising 50% affordable homes by habitable room), a 25 storey block at the southern point of the site that includes 514 m² of B1 (a, b, c) commercial space and significant public realm improvements, and an outline application taking the opportunity up to 900 new homes, 2110 m² of (B1a/b/c) commercial space and 133 m² of (A1/2/3/4/5) retail. The development creates access to Acton Town Station via new pedestrian footway linked by a mixture of curated landscape spaces providing a rich, connected street experience and a brand-new identity for Bollo Lane.

Ealing Common Depot:

This 2.28-hectare site is located to the north of Acton Town London Underground Station. It is currently occupied by operational tenants and is home to London Transport Museum (LTM) storage facility. The operational buildings will be vacated prior to disposal however a replacement storage facility for the LTM will need to be provided as part of the development proposals.

A formal pre-application process has been undertaken with the London Borough of Ealing which has established an acceptable residential density of around 800 new homes plus a new storage facility for LTM.

Additional West London Site(s):

TfL may identify an additional site or sites within its West London property portfolio, with a total gross development value of up to £300m, which may be developed by the JV.

This opportunity will consist of the development of Phases 1 and 2 of the Bollo Lane site that will come forward into the JV. This opportunity may also include one or more of the following options: an option to develop Phase 3 of the Bollo Lane site, the option to develop the site at Ealing Common Depot and the option to develop Additional West London Site(s). The conditions applicable to the exercise of the options are detailed within the tender documents.

The estimated total value listed at II.1.5. is based on a combined anticipated gross development value of the opportunity, including any options.

The anticipated gross development value of:

Phase 1 of Bollo Lane is: £70 million - £80 million

Phase 2 of Bollo Lane is: £175million - £185 million

Phase 3 of Bollo Lane is: £90million - £100 million

Ealing Common Depot is: £320 million - £360 million

The Additional West London Sites is: up to £300 million

The gross development value is based on up to date market analysis and includes 50 % on- site affordable housing by habitable room. Density levels have been established by working with the local planning authority and the Greater London Authority (GLA).

The Information about duration and renewals listed at II.2.7. is based on an estimated duration of Phase 1, 2 and 3 of Bollo Lane (96 months) and Ealing Common Depot (84 months).

Affordable Housing

TfL has a commitment to help deliver the much-needed affordable homes that London requires. Therefore, we are targeting an on-site affordable housing provision of 50% by habitable room.

Design quality

TfL want to continue to promote the high-quality design we are renown for and are seeking a partner to deliver on our design principles. These are:

- Long term stewardship of public assets:

1) Purposeful, generous and curated places

- 2) Relate to and strengthen their neighbourhoods
- 3) Places that evolve over time
 - People at the heart of development
- 4) Places people are proud to live in
- 5) Celebrate the qualities of urban living
- 6) Founded on transparent engagement and best practice

Sustainability Statement

TfL development projects must embody sustainable development best practice, integrating economic sustainability and responsibility, with high environmental performance and social wellbeing.

Developments are expected to adhere to high work standards, using responsible and low impact construction practices.

Developments should be designed to enhance residents' mental and physical wellbeing, safety and comfort while generating minimum carbon, water, energy and waste.

Developments should aim to improve the local urban realm, adopting the healthy streets approach and maximising biodiversity and green space on-site.

Developments should seek to improve access to sustainable transport infrastructure, implement inclusive design principles and provide economic benefits and social facilities to the local area and its residents.

The JVP will be required to work with TfL to develop proposals that meet the requirements of its Sustainable Development Framework

Responsible Procurement

The Greater London Authority (GLA) Group has defined 'Responsible Procurement' as the purchase of goods, works and services in a socially and environmentally responsible way that delivers value for money and benefits to the contracting authority and to London.

TfL encourages its contractors / suppliers, and those companies interested in tendering for its contracts to undertake their activities in line with the principles contained in its Responsible Procurement Policy. The new Policy was published in March 2021 and can be found using the following link:

<https://www.london.gov.uk/about-us/mayor-london/collaborative-procurement-board>

The JVP will be required to accept the Responsible Procurement requirements contained within the tender documents.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

180

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The first part of this opportunity will consist of Phases 1 and 2 of Bollo Lane that will come forward into the JV.

Further extension options are as follows:

The development of Phase 3 of the Bollo Lane site, the development of Ealing Common Depot and the Additional West London Site(s). The conditions applicable to the exercise of the options are detailed within the tender documents.

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) Type of procedure

Competitive dialogue

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

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.2.1) Previous publication concerning this procedure

Notice number: [2020/S 137-338144](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Originally published as:

Date

17 January 2022

Local time

2:00pm

Changed to:

Date

28 January 2022

Local time

2:00pm

See the [change notice](#).

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.4) Procedures for review

VI.4.1) Review body

Transport for London

London

Country

United Kingdom