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Tender

Barnet - Grahame Park North East Joint Venture Partner Procurement

London Borough of Barnet

F02: Contract notice

Notice identifier: 2023/S 000-030898

Procurement identifier (OCID): ocds-h6vhtk-040d5f

Published 19 October 2023, 1:57pm

Section I: Contracting authority

I.1) Name and addresses

London Borough of Barnet

2 Bristol Avenue

Colindale London

NW9 4EW

Contact

Susan Du Toit

Email

Procurement-AssetManagementBHomes@BarnetHomes.org

Telephone

+44 2083592000

Country

United Kingdom

NUTS code

UKI71 - Barnet

Internet address(es)

Main address

www.barnet.gov.uk

Buyer's address

<https://www.delta-esourcing.com/>

I.3) Communication

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

<https://www.delta-esourcing.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Barnet - Grahame Park North East Joint Venture Partner Procurement

Reference number

799456971

II.1.2) Main CPV code

- 70110000 - Development services of real estate

II.1.3) Type of contract

Services

II.1.4) Short description

London Borough of Barnet is seeking a Joint Venture partner for the residential re-development of the North-Eastern part of the Grahame Park estate, including initially the demolition of the existing buildings comprising 290 homes and the construction of 505 homes in Phase 1, new commercial / community facilities, various landscaping and public space improvements and a new energy centre. Subject to satisfactory delivery of Phase 1, there will be the opportunity to deliver housing regeneration on further phases / sites as more fully described in section II.2.4.

Barnet has undertaken some early-stage design development and resident engagement. The selected procurement process is a competitive dialogue procedure to enter a 50/50 corporate joint venture.

The partner will work with Barnet on pre-construction and construction. The partner will be a private sector residential developer with expertise in the design and delivery of high quality, high-rise flatted mixed tenure residential redevelopment and placemaking, working in joint venture with public or affordable housing partners.

Procurement documents are to be accessed at:

<https://www.delta-esourcing.com/>

Contract reference: 799456971

Access code: YU9S88VRTG

II.1.5) Estimated total value

Value excluding VAT: £145,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 45111000 - Demolition, site preparation and clearance work
- 45113000 - Siteworks
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 71247000 - Supervision of building work

II.2.3) Place of performance

NUTS codes

- UKI71 - Barnet

Main site or place of performance

London Borough of Barnet

II.2.4) Description of the procurement

London Borough of Barnet (LBB) as landowner is seeking to select a private sector partner to form a 50/50 corporate joint venture (JV) to deliver the residential redevelopment of Grahame Park North East (GPNE), Colindale. The JV is anticipated to be a limited liability partnership. Barnet Homes (BH) will be lead the procurement process, as development agent on behalf of LBB. LBB is the contracting authority and will be the party to the JV.

The intention is that the JV will initially redevelop the northern half of GPNE (Phase 1) and draw down the southern half (Phase 2) following satisfactory delivery of Phase 1.

Subject to satisfactory progress at GPNE, LBB may also make available to the JV further opportunities in the borough of Barnet. At present these may include an estate known as Silk House and Shoelands Court (strictly subject to resident and stakeholder consultation), possibly with a wider area subject to site assembly; and potentially a further site comprising an estate regeneration and a shopping centre in multiple ownerships, which is much more contingent but a possible long-term opportunity. It is recognised that there may be other opportunities for the JV to develop sites other than GPNE and the additional sites. These may be owned by LBB, the private sector partner, or a third party. The draft Contracts will contain a process to enable the JV to consider such opportunities and where approved, acquire any future sites.

To date BH has progressed the design to RIBA Stage 2a and completed initial community engagement.

In Phase 1, 136 are general needs rented homes, owned and managed by BH, and 20 are leasehold, totalling 156. BH will manage the rehousing process, providing close support to existing tenants which is expected to start in early 2024. Existing residents will have priority for the replacement social rent homes.

The partner will work collaboratively across all elements of design, planning and construction to deliver high quality, private sale and affordable residential development, a new community centre and financial returns. This includes reprovided and additional affordable homes.

It is proposed that JV partner enters into a Pre-Construction Services Agreement at preferred bidder stage to enable mobilisation and to input into the planning application. LBB will submit the planning application.

The phased construction process will start at the earliest opportunity after planning consent, subject to decant. It is anticipated the partner will utilise its established supply chains to manage cost, de-risk construction and ensure quality throughout the construction process and for the sale of open market units.

It is anticipated the partner will draw on internal expertise to provide development management, project management, construction management, sales, marketing, accounting and administration services to the JV at a reasonable and proportionate cost.

The partner is expected to be a private sector residential developer with significant expertise in working in JV partnership with public sector or affordable housing partners to design and deliver high quality, flatted mixed tenure developments.

The partner will be required to leverage experience, expertise, funding and development services to deliver the project. Partners should have sufficient capacity to commence a design review leading into scheme delivery immediately on the set-up of the JV. To be able to maximise the opportunity commercially, partners should have detailed knowledge of London residential markets at the appropriate price point for GPNE.

Application of this knowledge will allow the partner to maximise returns in terms of design, specification, marketing and sales. LBB will require the partner to have a good understanding of the complexities this brings. Key here is confidence gained from experience in working closely with existing residents throughout the development process.

II.2.5) Award criteria

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

II.2.6) Estimated value

Value excluding VAT: £145,000,000

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

Duration in months

48

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 3

Objective criteria for choosing the limited number of candidates:

As stated within procurement documents

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2.14) Additional information

The estimated value of 145m GBP in this notice relates to Phase 1 only and does not include Phase 2 or further sites. The value of Phase 2 is currently estimated at 125m GBP. If further sites are brought into the joint venture, the value set out in this notice would increase. The contract end date in this notice relates to Phase 1 only. The end date for Phase 2 awaits confirmation.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

As per procurement documents

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 contract

III.2.2) Contract performance conditions

Contract documents will be made available that cover all contractual terms

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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

Date

20 November 2023

Local time

12:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

15 December 2023

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 12 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.3) Additional information

Additional information detailed in the procurement documents which can be accessed at:

<https://www.delta-esourcing.com/>

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Barnet reserves the right not to award any contract pursuant to this procurement exercise and / or to abandon this procurement exercise at any time and / or to award a contract for part of the works / services / supplies at its sole discretion. Barnet shall have no liability whatsoever to any applicant or tenderer as a result of its exercise of that discretion.

For the avoidance of doubt, all costs incurred by any applicant and / or tenderer before signature of any contract with Barnet shall be incurred entirely at that applicant's / tenderer's risk.

NOTE: To register your interest in this notice and obtain any additional information please visit the myTenders Web Site at

https://www.mytenders.co.uk/Search/Search_Switch.aspx?ID=230528.

(MT Ref:230528)

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>

VI.4.2) Body responsible for mediation procedures

Public Procurement Review Service

Cabinet Office

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Telephone

+44 3450103503

Country

United Kingdom

Internet address

<https://www.gov.uk/government/publications/public-procurement-review-service-scope-and-remit>