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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](mailto:Procurement-AssetManagementBHomes@BarnetHomes.org)

#### **Telephone**

+44 2083592000

**Country**

United Kingdom

**NUTS code**

UKI71 - Barnet

**Internet address(es)**

Main address

[www.barnet.gov.uk](http://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

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## **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.

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## **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

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## **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)

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## **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/>

Contract reference: 799456971

Access code: YU9S88VRTG

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](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](mailto: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](mailto: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>