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Tender

West Kentish Town Estate Phase 1 Works

London Borough of Camden

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-033062

Procurement identifier (OCID): ocds-h6vhtk-05217e ([view related notices](#))

Published 17 June 2025, 4:00pm

Scope

Reference

DN777346

Description

Camden Council is seeking tenders for a main works contract for Phase 1 of the West Kentish Town Estate (WKTE) regeneration under a JCT Design and Build Contract 2016 (JCT DB 2016) together with the Council's standard amendments, using RIBA Stage 3 planning level design information.

Phase 1 is located on two separate land parcels - Site A1 includes the demolition of a block of seven maisonette flats above garages, along with an adjoining office space currently used as the WKTE Consultation Hub. In its place, the Council will deliver approximately 52 new social rent homes across two development plots:

Site A1: 30 new homes and a ground-floor commercial unit fronting Queen's Crescent

Site D1: 22 new homes, located adjacent to a railway bridge - Network Rail Basic Asset Protection Agreement (BAPA) is required.

In addition to the new housing, the scheme will deliver a high-quality public realm, incorporating landscaping, communal amenity space, and children's play areas, designed to enhance the quality of life for existing and future residents.

A hybrid planning application is due to be submitted in June 2025, with a planning decision expected by December 2025. Subject to approval, construction is scheduled to commence by 31st March 2026, aligning with the GLA funding milestones. Further details of Phase 1 and the wider regeneration scheme are included in a Project Summary on the tendering portal. Full instructions are also included on the portal.

Insurance levels required of the contractor to be noted (to be place prior to commencement of any design work in the case of Professional Indemnity insurance and prior to the Date of Possession or any earlier commencement of works for Public Liability and Employers Liability insurances):

- Employer's Liability - £5,000,000 (five million GBP) for each and every claim arising out of the same originating cause or source
- Professional Indemnity - £5,000,000 (five million GBP) for any one occurrence or series of occurrences arising out of any one event but limited to £2,000,000 (two million GBP) in the aggregate for claims arising from pollution, contamination and asbestos
- Public Liability - £10,000,000 (ten million GBP) for each and every claim arising out of the same originating cause or source
- A top-up Public Liability policy for £30,000,000 (thirty million GBP) covering all parties for Plot D1 only will be procured and paid for by the Council. This is to meet Network Rail's requirement for a total of £40,000,000 (forty million GBP) Public Liability insurance.

Total value (estimated)

- £23,920,000 excluding VAT
- £28,704,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 March 2026 to 7 June 2028
- 2 years, 2 months, 8 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKI31 - Camden and City of London

Participation

Legal and financial capacity conditions of participation

Financial Capacity Conditions of Participation

1. The Authority has set a minimum turnover requirement for this project has been set as £36m with a current ratio of at least 0.6 for either of the candidate's 2 most recent financial years. For financial assessment the Authority will utilise financial assessment techniques in line with Cabinet Office information note PPN 02/13.

Legal Capacity Conditions of Participation

1. Acceptance of Contract Conditions and London Borough of Camden Schedule of Amendments to JCT Design and Build Contract 2016 (JCT D&B 2016).

2. The Employer may require a 10% performance Bond and/or a Parent Company Guarantee, Contractors Insolvency Cover via the Structural Warranty Provider (NHBC or similar) .

Suppliers are required to confirm they will be able to provide the above-mentioned documents at a later stage if/when requested.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

1 July 2025, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

14 July 2025, 12:00pm

Submission address and any special instructions

Tenders are to be submitted electronically via <https://procontract.due-north.com> using project reference DN777346

<https://procontract.due-north.com/Advert?advertId=5494e768-0c42-f011-8136-005056b64545&p=2241eb95-058a-e511-80f7-000c29c9ba21>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 5 suppliers

Selection criteria:

As part of the submission Suppliers are required to complete written responses to the below, which is to be uploaded onto the ProContract e-tendering portal.

Case studies

Suppliers are required to provide three case studies where they company acted as the main contractor.

At least two of these projects must have reached Final Account stage, with the accounts fully settled, within the last five years from the date of this enquiry.

Additionally, at least one case study should demonstrate your experience of working with Network Rail under a Basic Asset Protection Agreement (BAPA) or Asset Protection Agreement (APA).

Each project should be comparable to the West Kentish Town Estate Phase 1 Works in terms of:

- Scale (number of residential units)

- Mix of uses (e.g. residential with commercial/community uses)
- Value
- Location (live, urban estate environments)

For each case study, provide the following project details:

- Project title
- Project address
- Full name and registered address of the Employer
- Employer contact details (name, role, organisation, email, and phone number - references may be taken up)
- Form of Contract used (e.g., JCT D&B, JCT SBC, NEC ECC, etc.)
- Contract start and completion dates
- Contract Sum at award (main works only)
- Delay/Liquidated Damages - whether any were deducted and total value
- Health and Safety - number of RIDDOR reportable incidents and near misses
- Disputes - whether any arose, how they were resolved (e.g., through adjudication, mediation, or other)

For each case study, Suppliers must also address the following qualitative evaluation criteria:

Assessment Criteria (Total: 100%)

1. Programme, Cost, and Quality (50%)

Describe how they ensured the works were completed to the agreed time, cost, and quality standards. Include examples of effective risk management, procurement, and delivery strategy.

2. Stakeholder Engagement (15%)

Explain how they engaged with all key stakeholders (including the client team, local

authority, consultants, and neighbours) throughout the delivery period.

3. Resident Liaison and Communication (15%)

Provide evidence of their approach to resident communication, liaison, and minimising disruption in a live estate setting.

4. Social Value Delivery (10%)

Detail the social value outcomes they delivered as part of the contract (e.g., local employment, apprenticeships, supply chain engagement, community initiatives).

5. Diversity, Inclusion & Equity (10%)

Describe how they promoted diversity, inclusion, and equity across your workforce, supply chain, and in interactions with the local community.

Page limit: Maximum 5 pages per case study response covering Assessment Criteria 1 - 5, font size Arial pt 11 or equivalent. No appendices will be accepted.

Scoring Criteria

- Pass/Fail: 3 compliant case studies must be submitted. Failure to provide the required number or relevance will result in a Fail.
- Evaluation: Each case study response will be scored on a scale of 0-5 against the qualitative criteria listed below.

Threshold to Progress: Bidders must score a minimum of 60% overall for Assessment Criterion 1 - 5 below for each case study to be considered for progression.

Award decision date (estimated)

22 December 2025

Award criteria

Name	Type	Weighting
Quality	Quality	50%
Price	Price	40%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The process will include up to four stages as follows:

Stage 1 - Invitation to Participate Questionnaire (ITPQ) with Conditions of Participation

Stage 2 - Initial Tender Submission Offer (ITSO)

The Initial Tender Submission Offer (ITSO) requires tenderers to complete the tender response documents for the Quality Award Criteria and Pricing Schedule. The ITSO must be capable of being accepted without further negotiation. If deemed applicable and capable of being accepted, the Authority may choose not to proceed with further negotiations and award immediately to a Tenderer based on the Most Advantageous Tender (MAT) criteria

Stage 3 - Invitation to Participate in Negotiation (ITPN)

Based on the evaluation of Stage 2 and if a contract is not awarded, Tenderers may be shortlisted by the Authority and invited for further negotiation/dialogue. The purpose of the negotiations will be to consider the ITSO responses submitted by the Tenderers with a view to improving the content of the Final Tender.

Points of clarification provided by the Authority during the negotiation will be shared with all Tenderers on an anonymous basis with the exception of commercially sensitive information which will not be shared.

Tenderers may be asked to submit revised versions of responses to questions following the negotiation phase. Interim submissions will not be evaluated by the Authority but are intended to form the basis of further negotiations with the Tenderers if required

Stage 4 - Final Tender

Once the Authority is satisfied with the negotiated terms with Tenderers within the ITPN stage, the remaining shortlisted Tenderers will be asked to submit their Final Tenders, which must be capable of acceptance. The Final Tenders will incorporate any changes and/or improvements as a result of the negotiation stage.

Documents

Associated tender documents

[Schedule 1 Invitation to Participate - West Kentish Town Estate Phase 1 Works Final \(1\) \(1\).pdf](#)

Full documents and participation via the below link:

<https://procontract.due-north.com/Advert?advertId=5494e768-0c42-f011-8136-005056b64545&p=2241eb95-058a-e511-80f7-000c29c9ba21>

Contracting authority

London Borough of Camden

- Public Procurement Organisation Number: PZXL-5842-VBBG

Town Hall, Judd Street

London

WC1H 9JE

United Kingdom

Email: procurement@camden.gov.uk

Region: UKI31 - Camden and City of London

Organisation type: Public authority - sub-central government