

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/035083-2025>

Contract

## **Appointment of developer for Leigham Court Road**

The Mayor and Burgesses of the London Borough of Lambeth

F03: Contract award notice

Notice identifier: 2025/S 000-035083

Procurement identifier (OCID): ocds-h6vhtk-05536f

Published 25 June 2025, 2:02pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

The Mayor and Burgesses of the London Borough of Lambeth

Town Hall, Brixton Hill

London

SW2 1RW

#### **Contact**

Valentine Onwuchekwa

#### **Email**

[VOnwuchekwa@lambeth.gov.uk](mailto:VOnwuchekwa@lambeth.gov.uk)

#### **Telephone**

+44 7727299854

#### **Country**

United Kingdom

**Region code**

UKI45 - Lambeth

**National registration number**

n/a

**Internet address(es)**

Main address

<http://www.lambeth.gov.uk>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/18>

**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**

Appointment of developer for Leigham Court Road

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

London Borough of Lambeth (LBL) is entering into a development agreement with a special purpose vehicle wholly owned by Pocket Living Limited (Developer) in respect of the Leigham Court Road development. The Developer will carry out construction of a residential housing scheme (to include affordable homes for LBL to acquire) to be determined through the planning and development process.

LBL is using the negotiated procedure without prior publication due to the Developer's exclusive rights of land ownership on the site to be developed. There is no reasonable alternative site or developer which exists in respect of the land to be developed.

For further information, please see the "Description of the Procurement" section of this notice.

#### **II.1.6) Information about lots**

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £60,000,000

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 45111291 - Site-development work
- 45211340 - Multi-dwelling buildings construction work
- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work
- 45211350 - Multi-functional buildings construction work
- 45233260 - Pedestrian ways construction work
- 45330000 - Plumbing and sanitary works
- 45211360 - Urban development construction work
- 45220000 - Engineering works and construction works
- 70000000 - Real estate services

- 70110000 - Development services of real estate
- 70112000 - Development of non-residential real estate
- 70123100 - Sale of residential real estate
- 71247000 - Supervision of building work
- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 71541000 - Construction project management services

### **II.2.3) Place of performance**

NUTS codes

- UKI45 - Lambeth

Main site or place of performance

Lambeth

### **II.2.4) Description of the procurement**

LBL intends to develop the Leigham Court Road site to deliver circa 90 residential units of which 14 (with provision for 15) are to be affordable homes acquired by LBL on terms agreed.

The full scope of the project is estimated to have a value of £60,000,000.

LBL has identified the Leigham Court Road site as appropriate for a comprehensive development across three parcels of land. The Developer owns approximately one third of the site being developed, has a land option over a further third (approximately) and LBL owns the final approximate one third of the site. The affordable homes to be acquired by LBL are to be constructed in a single block on a part of the site owned by the Developer or as will be acquired under the option they hold.

Due to the Developer's land ownerships, LBL is relying on Regulation 32(2)(b)(iii) of the Public Contracts Regulations 2015 (PCR 2015) to contract directly with the Developer.

LBL has:

1. analysed whether the Developer is the only landowner that owns rights to land on the

Site on which the proposed development is to take place; and

2. analysed whether there are other viable options than the Leigham Court Road site on which the proposed development could take place.

This analysis has confirmed that there are no reasonable alternative sites or developers and LBL's contracting with the Developer is not the result of an artificial narrowing down of the parameters of the procurement.

Therefore, the circumstances at Regulation 32(2)(b)(iii) PCR 2015 are met and LBL may contract with the Developer without publishing a contract notice and conducting a competitive procurement.

LBL is publishing this notice for full transparency in light of the fact that it is contracting with the Developer pursuant to this exemption from the full rigours of the PCR 2015.

LBL intends to enter into a development agreement with the Developer in respect of the site. This development agreement will cover the full scale of development of the site.

#### **II.2.5) Award criteria**

Quality criterion - Name: n/a / Weighting: n/a

Price - Weighting: n/a

#### **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

---

## Section IV. Procedure

### IV.1) Description

#### IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The services can be provided only by a particular economic operator for the following reason:
  - absence of competition for technical reasons
- Extreme urgency brought about by events unforeseeable for the contracting authority

Explanation:

Pocket Living are the only developer capable of meeting the Council's requirements for a scheme on all three sites. If the Council advertised for bidders to come forward on a scheme on the three sites combined, bidders would require the Council to use its Compulsory Purchase Order (CPO) powers in respect of the site owned by Pocket Living and the Synagogue Site (which Pocket Living will have the benefit of an Option Agreement to acquire, prior to the execution of this award). A CPO would likely fail if Pocket Living argued they are able and willing to carry out the development for which CPO powers are being sought.

#### IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

---

## Section V. Award of contract

### Title

Leigham Court Road Development Agreement

A contract/lot is awarded: Yes

### V.2) Award of contract

#### V.2.1) Date of conclusion of the contract

24 June 2025

**V.2.2) Information about tenders**

Number of tenders received: 1

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

**V.2.3) Name and address of the contractor**

Pocket Living

Tower House, 10 Southampton Street, London WC2E 7HA

London

WC2E 7HA

Country

United Kingdom

NUTS code

- UKI32 - Westminster

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £60,000,000

Total value of the contract/lot: £60,000,000

---

## **Section VI. Complementary information**

### **VI.3) Additional information**

The total value shown in II.1.7 and V.2.4 is an expression of the estimated gross development value (GDV). All values stated in this notice are estimates and are exclusive of VAT.

The date of contract entered in this form shows the same date of publication of this contract award notice as the contracts have not yet been executed but the purpose of this notice is to inform the market of LBL's intention to enter into the contract as set out in this notice. This date was entered as it is a mandatory field on the online form which does not enable a date in the future to be entered. The current indicative date for award of the development agreement is June 2025.

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

London - High Court Technology and Construction Court

London

London

EC4A 1NL

Telephone

+44 2079477156

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

London Borough of Lambeth

Flat 8 quail court, 98 Alma road, En3 7UE

London

En3 7UE

Email

[FDuyile@lambeth.gov.uk](mailto:FDuyile@lambeth.gov.uk)

Telephone

+44 07922591708

Country

United Kingdom

**VI.4.4) Service from which information about the review procedure may be obtained**

London Borough of Lambeth

London

Email

[vonwuchekwa@lambeth.gov.uk](mailto:vonwuchekwa@lambeth.gov.uk)

Telephone

+44 7727299854

Country

United Kingdom