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Tender

Single Delivery Partner South Kilburn Regeneration Programme

The London Borough of Brent

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

Notice identifier: 2025/S 000-036252

Procurement identifier (OCID): ocds-h6vhtk-050465 ([view related notices](#))

Published 30 June 2025, 5:09pm

Scope

Reference

DN773850 COMREG 2526-114

Description

The London Borough of Brent (the Council) is seeking to procure a single delivery partner to establish a contractual partnership to support delivery of the remaining phases of the South Kilburn Regeneration Programme.

The Council intends to appoint a single delivery partner to deliver a programme of regeneration across multiple sites over an initial term of 10 years with the potential for extensions up to a total term of 20 years. The estimated development capacity is at least 1,600 new mixed-tenure homes, to be delivered alongside associated social infrastructure, community amenities, commercial / retail space and high-quality public realm.

Further particulars in respect of the Opportunity are set out in the Memorandum of Information and Commercial Structure Summary (both issued via the Council's Portal).

Between April and June 2025, the Council and its advisers undertook a market engagement exercise.

The Council engaged with suppliers to establish the level of interest in the opportunity and the key parameters for undertaking a procurement. Participants in the engagement process were provided with a document setting out an overview of the following key topics to be discussed during engagement. Those topics were

- (i) the emerging contracting arrangements
- (ii) the proposed procurement approach and timeline and
- (iii) the programme-wide approach to affordable housing and viability.

The responses and feedback received have informed the Council's requirements, procurement approach, criteria, and the contracting arrangements. The engagement also helped the Council establish market knowledge of, and interest in, the opportunity.

Further detail on the market engagement exercise is set out in the Preliminary Market Engagement Notice issued by the Council on 16 April 2025.

The papers issued to participants in the market engagement exercise are available on the Council's Portal, alongside a summary report setting out the outcomes of the engagement.

Total value (estimated)

- £1,000,000,000 excluding VAT
- £1,000,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 31 May 2036
- Possible extension to 31 May 2046

- 20 years

Description of possible extension:

The parties may agree in writing to extend the term of the agreement on one or more occasions, provided the aggregate of such extensions does not extend beyond the twentieth (20th)

anniversary of the agreement. In considering extensions to the term, the council shall have regard to, amongst other things, the SDP's performance to date under the Partnering Agreement.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 70000000 - Real estate services

Contract locations

- UKI72 - Brent

Submission

Submission type

Tenders

Tender submission deadline

5 September 2025, 4:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Advert?advertId=c4ff9519-9955-f011-813a-005056b64545&fromProjectDashboard=True>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

31 May 2026

Award criteria

Name	Type	Weighting
Initial tender questions	Quality	70.00%
Initial tender presentations/interviews	Quality	30.00%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Interested parties should refer to 'Section 2: Procurement Process' of the Invitation to Submit Initial Tenders ("ISIT") (as issued via the Council's Portal) for further details of the Council's intended process for the procurement.

Interested parties are invited to submit a completed Initial Tender Response Document ("ITRD") (the form of which has been issued via the Council's Portal alongside the ISIT). The ITRD comprises two parts:

- i. A procurement specific questionnaire, including information about the entity, exclusions and financial and legal capacity and technical ability / experience; and
- ii. Initial Tender questions which will assess Tenderers' approaches to matters relevant to the Opportunity, supported by case studies and experience.

Completed ITRDs will be evaluated by the Council in accordance with the criteria and methodology set out in Section 3 of the ISIT.

Following evaluation of the completed ITRDs received, the Council intends to prepare a shortlist of up to five (5) Tenderers (being those who have passed all relevant sections of procurement specific questionnaire and have achieved the highest scores in the evaluation of Initial Tender questions).

The Council will invite the shortlisted Tenderers to participate in Initial Tender presentations / interviews. The Council will formally issue shortlisting letters to the selected Tenderers setting out more detail in respect of the Initial Tender presentations / interviews.

Initial Tender presentations / interviews will be evaluated by the Council in accordance with the criteria and methodology set out in Section 3 of the ISIT.

Following evaluation of the Initial Tender presentations, it is the Council's intention to invite up to three (3) Tenderers to submit Detailed Tenders. The Council will formally issue shortlisting letters and an Invitation to Submit Detailed Tenders ("ISDT") to the selected Tenderers setting out more detail in respect of the Detailed Tenders.

In the event that one or more of the shortlisted Tenderers withdraw from the procurement process soon after the ISDT is issued, the Council reserves the right to invite the next highest scoring Tenderer resulting from the Initial Tender stage evaluation (or Tenderers as appropriate) to participate.

The Council intends to hold a number of meetings with the Tenderers to discuss their emerging proposals (being the Detailed Tender stage), before issuing a call for Final Tenders.

Final Tenders received will be evaluated in accordance with the award criteria set out in the ISIT and further particularised in the ISDT to be issued.

Following evaluation, and identification of the most advantageous tender, the Council intends to hold 'preferred tenderer' stage with the Tenderer who submitted the most advantageous tender prior to entry into contract so as to clarify and confirm commitments made and for limited post tender negotiation.

The Council reserves the right to vary the procurement process set out above and in the procurement documents at any stage in the procurement.

The Council considered whether the Opportunity was suitable for dividing into lots. It was determined that the opportunity was not suitable for dividing on the basis that:

- dividing into lots could increase technical risk to delivery
- the scheme requires a single cohesive approach (and multiple developers could

undermine this)

- it could make the contract disproportionately expensive to manage.

It should be noted that:

- The 'total value (estimated)' stated in this notice is an expression of the estimated gross development value of the development which could be delivered through the Opportunity.
- The 'tender submission deadline' stated in this notice is the deadline for submission of Initial Tenders; 16:00 05 September 2025. The deadline for submission of Final Tenders for shortlisted bidders is 16:00 27 March 2026.
- The 'award decision date (estimated)' stated in this notice is an estimate only and may be subject to change.

Tenderers should refer to the Invitation to Submit Initial Tenders for further particulars in respect of both the opportunity and process.

Documents

Documents to be provided after the tender notice

Documents will be published on <https://procontract.due-north.com>

Advert <https://procontract.due-north.com/Advert?advertId=c4ff9519-9955-f011-813a-005056b64545&fromProjectDashboard=True>

Contracting authority

The London Borough of Brent

- Public Procurement Organisation Number: PQVJ-5248-JQQY

Engineers Way

Brent

HA90FJ

United Kingdom

Contact name: Procurement Team

Email: corporate.procurement@brent.gov.uk

Website:

<https://procontract.due-north.com/Advert?advertId=c4ff9519-9955-f011-813a-005056b64545&fromProjectDashboard=True>

Region: UKI72 - Brent

Organisation type: Public authority - sub-central government