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Tender

## **Westbury Estate Renewal**

London Borough of Lambeth

F02: Contract notice

Notice identifier: 2024/S 000-037509

Procurement identifier (OCID): ocds-h6vhtk-04bd41

Published 20 November 2024, 12:22pm

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

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

London Borough of Lambeth

Town Hall, Brixton Hill

London

SW2 1RW

#### **Contact**

Fola Duyile

#### **Email**

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

#### **Telephone**

+44 02079260644

#### **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.3) Communication**

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

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=85751&B=LBLAMBETH](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=85751&B=LBLAMBETH)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[https://uk.eu-supply.com/app/rfq/rwlenrance\\_s.asp?PID=85751&B=LBLAMBETH](https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=85751&B=LBLAMBETH)

Tenders or requests to participate must be submitted to the above-mentioned address

**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**

Westbury Estate Renewal

#### **II.1.2) Main CPV code**

- 45210000 - Building construction work

#### **II.1.3) Type of contract**

Works

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

The London Borough of Lambeth is seeking a Development Partner to bring forward the renewal of the Westbury Estate through a Development Agreement on a long leasehold basis.

#### **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
- 45111291 - Site-development work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport

- 45213100 - Construction work for commercial buildings
- 70000000 - Real estate services
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70123100 - Sale of residential real estate

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

NUTS codes

- UKI45 - Lambeth

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

The London Borough of Lambeth is seeking a Development Partner to bring forward the renewal of the Westbury Estate through a Development Agreement on a long leasehold basis.

The Westbury Estate is located on Wandsworth Road, Clapham, SW8 3LG in the northwest of the borough, on the boundary with the London Borough of Wandsworth at Heathbrook Park. Outline planning permission was obtained in 2018 (Planning ref: 17/05991/OUT) for a comprehensive redevelopment masterplan, consisting of 270 new homes. Phase 1 of the masterplan was subsequently delivered in 2021 through a S106 agreement by St James, providing 64 new affordable homes for residents at social rent (Planning ref: 17/06112/FUL).

The Development Partner would be responsible for redesigning the masterplan and securing planning permission. Upon the grant of planning consent and the discharge of other conditions, would also be responsible for funding construction stage and the sale and marketing of the residential homes and commercial units, plus other development costs on the project.

The Development Partner may be a Registered Provider who, is a developer in their own right and leads the design, delivery, and funding of the entire project or, a delivery consortium consisting of a Development Partner who leads the design, delivery and funding of the project in partnership with a Registered Provider. The Registered Provider would secure GLA grant funding (as required), buy the affordable homes at completion and manage them as landlord, in accordance with the requirements set by the Regulator of Social Housing.

London Borough of Lambeth will retain full nominations rights for the social rent homes at completion. The Council requires a minimum provision of 35% affordable housing in addition to various other requirements such as a net zero-carbon development and the Development Partner meeting all costs associated with the procurement process, plus a resident ballot should it be required for example.

The Council reserves the right to amend the Invitation to Tender (ITT). It shall not amend the ITT evaluation criteria after the ITT is sent to the selected bidders.

#### **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: £370,000,000

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

Duration in months

24

This contract is subject to renewal

No

#### **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

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **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

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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

23 December 2024

Local time

12:00pm

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

English

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

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

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

London Borough of Lambeth

SW2 1RW

Country

United Kingdom