

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/037730-2024>

Tender

Gurnell Residential Development

London Borough of Ealing Council

F02: Contract notice

Notice identifier: 2024/S 000-037730

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

Published 21 November 2024, 5:04pm

The closing date and time has been changed to:

16 January 2025, 12:00pm

See the [change notice](#).

Section I: Contracting authority

I.1) Name and addresses

London Borough of Ealing Council

14-16 Uxbridge Road

London

W5 2HL

Contact

Daniela Columbano

Email

dcolumbano@savills.com

Telephone

+44 2070163827

Country

United Kingdom

Region code

UKI73 - Ealing

National registration number

226 6700 70

Internet address(es)

Main address

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

Buyer's address

<https://www.ealing.gov.uk>

I.3) Communication

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

<https://ealinglbc-atamis.my.site.com/login>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://ealinglbc-atamis.my.site.com/login>

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

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Gurnell Residential Development

Reference number

232531-2ES

II.1.2) Main CPV code

- 45111291 - Site-development work

II.1.3) Type of contract

Works

II.1.4) Short description

The London Borough of Ealing (the Authority), is seeking the appointment of a suitably qualified and experienced developer for the Residential development of part of the Gurnell Leisure Centre site (as identified in the Memorandum of Information (MOI)).

II.1.5) Estimated total value

Value excluding VAT: £100,000,000

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

- 45210000 - Building construction work
- 71315200 - Building consultancy services
- 45330000 - Plumbing and sanitary works
- 71530000 - Construction consultancy services
- 71541000 - Construction project management services
- 45220000 - Engineering works and construction works
- 70120000 - Buying and selling of real estate
- 71247000 - Supervision of building work
- 45233260 - Pedestrian ways construction work
- 45111000 - Demolition, site preparation and clearance work
- 45262700 - Building alteration work
- 45211360 - Urban development construction work
- 45215214 - Residential homes construction work
- 70111000 - Development of residential real estate
- 71540000 - Construction management services
- 70123000 - Sale of real estate
- 70122210 - Vacant-land purchase services

II.2.3) Place of performance

NUTS codes

- UKI - London

Main site or place of performance

London Borough of Ealing_ Land adjacent to Gurnell Leisure Centre Site

II.2.4) Description of the procurement

The London Borough of Ealing (the Authority), is seeking the appointment of a suitably qualified and experienced developer for the Resident development of part of the Gurnell Leisure Centre site (as identified in the Memorandum of Information (MOI)).

Further particulars of the redevelopment / works required are set out in the MOI document and the Commercial Heads of Terms, included in the suite of SQ documents.

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: £100,000,000

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

Duration in months

72

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged minimum number: 3

Maximum number: 4

Objective criteria for choosing the limited number of candidates:

Minimum standards as stated in the 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

Applicants should note that, until the formal contract documents are executed by both parties, the Authority reserves the right, at its sole discretion, to cancel or abandon this procurement at any stage of the process.

In the event of this procurement being abandoned or cancelled for any reason, the Authority shall not be liable for any costs whatsoever associated with the preparation or submission of any bid by any organisation or company, however they may have been incurred.

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

Selection criteria as stated in the procurement documents

III.1.2) Economic and financial standing

List and brief description of selection criteria

Selection criteria as stated in the procurement documents

Minimum level(s) of standards possibly required

Minimum standards as stated in the procurement documents

III.1.3) Technical and professional ability

List and brief description of selection criteria

Selection criteria as stated in the procurement documents

Minimum level(s) of standards possibly required

Minimum standards as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

Performance conditions is as stated in the contract documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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

Originally published as:

Date

16 December 2025

Local time

12:00pm

Changed to:

Date

16 January 2025

Local time

12:00pm

See the [change notice](#).

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

3 March 2025

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: 6 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Applicants should note that, until the formal contract documents are executed by both parties, the Authority reserves the right, at its sole discretion, to cancel or abandon this procurement at any stage of the process.

In the event of this procurement being abandoned or cancelled for any reason, the Authority shall not be liable for any costs whatsoever associated with the preparation or submission of any bid by any organisation or company, however they may have been incurred.

VI.4) Procedures for review

VI.4.1) Review body

London Borough of Ealing

14-16 Uxbridge Road, London

Ealing

W5 2HL

Email

procurement@ealing.gov.uk

Country

United Kingdom

Internet address

www.ealing.gov.uk

VI.4.2) Body responsible for mediation procedures

Royal Court of Justice

Strand

London

WC2A 2LL

Email

procurement@ealing.gov.uk

Country

United Kingdom

Internet address

<https://www.find-court-tribunal.service.gov.uk/courts/royal-courts-of-justice>

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

London Borough of Ealing

14-16 Uxbridge Road, London

Ealing

W5 2HL

Email

procurement@ealing.gov.uk

Country

United Kingdom

Internet address

www.ealing.gov.uk