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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](mailto: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

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## **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.

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## **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

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## **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)

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## **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](mailto:procurement@ealing.gov.uk)

Country

United Kingdom

Internet address

[www.ealing.gov.uk](http://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](mailto: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](mailto:procurement@ealing.gov.uk)

Country

United Kingdom

Internet address

[www.ealing.gov.uk](http://www.ealing.gov.uk)