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Contract

## **TfL 95052 Bollo Lane Opportunity**

Places for London

F03: Contract award notice

Notice identifier: 2024/S 000-040240

Procurement identifier (OCID): ocds-h6vhtk-02ffb6

Published 13 December 2024, 12:05pm

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

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

Places for London

5 Endeavour Square

London

E20 1JN

#### **Contact**

Alina Ladha

#### **Email**

[AlinaLadha@tfl.gov.uk](mailto:AlinaLadha@tfl.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKI - London

**Internet address(es)**

Main address

<https://www.placesforlondon.co.uk/>

**I.4) Type of the contracting authority**

Body governed by public law

**I.5) Main activity**

Other activity

Property Development

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**Section II: Object**

**II.1) Scope of the procurement**

**II.1.1) Title**

TfL 95052 Bollo Lane Opportunity

Reference number

DN470783

**II.1.2) Main CPV code**

- 70110000 - Development services of real estate

**II.1.3) Type of contract**

Services

**II.1.4) Short description**

In January 2022, Transport for London (TfL) commenced a procurement process to appoint a joint venture partner (JVP) to provide property development services for a multi-phased and mixed used development at the Bollo Lane site in Acton, West London.

The opportunity consisted of the development of Phase 1 and Phase 2 of the Bollo Lane site. The opportunity also included options in relation to the development of Phase 3 of the Bollo Lane site, an additional site at Ealing Common Depot and additional sites from within TfL's portfolio located in West London (Additional West London Site(s)).

A Contract Award Notice (reference: 2023/S 000-012442) was published on 02 May 2023 confirming the decision to select BDW Trading Limited as the JVP.

The option for Additional West London Sites has now been exercised for a site at High Barnet Station Car Park and adjoining land on Barnet Hill, Barnet forming part of the property registered at the Land Registry with title number NGL72676 (High Barnet Site).

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

This contract is divided into lots: No

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

Lowest offer: £955,000,000 / Highest offer: £1,025,000,000 taken into consideration

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

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

NUTS codes

- UKI - London

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

Transport for London (TfL) undertook a competitive dialogue procurement process in 2022 to appoint a joint venture partner (JVP) to provide property development services for West London. The first site being Bollo Lane, Acton Town. The Contract Award Notice reference: 2023/S 000-012442.

The opportunity included options in relation to the development of Additional West London Sites. The Additional West London Sites option has been exercised in accordance with the mechanisms foreseen in the original procurement documents for the development of the High Barnet Site.

A joint venture agreement was entered into by and between TTL High Barnet Properties Limited, London Underground Limited, Places for London Limited, and BDW Trading Limited on 25 October 2024 to develop the High Barnet Site (the High Barnet Joint Venture). The total value of BDW's share of the High Barnet Joint Venture is £60.48m.

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

Quality criterion - Name: Technical / Weighting: 60

Price - Weighting: 40

### **II.2.11) Information about options**

Options: Yes

Description of options

In January 2022, Transport for London (TfL) commenced a procurement process to appoint a joint venture partner (JVP) to provide property development services for a multi-phased and mixed used development at the Bollo Lane site in Acton, West London.

The opportunity consisted of the development of Phase 1 and Phase 2 of the Bollo Lane site. The opportunity also included options in relation to the development of Phase 3 of the Bollo Lane site, an additional site at Ealing Common Depot and an additional site or sites from within TfL's portfolio located in West London (Additional West London Site(s)).

This notice concerns the exercise of the Additional West London Sites option for the development of the High Barnet Site.

### **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 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: No

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-012442](#)

#### **IV.2.9) Information about termination of call for competition in the form of a prior information notice**

The contracting authority will not award any further contracts based on the above prior information notice

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

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

31 March 2024

#### **V.2.2) Information about tenders**

Number of tenders received: 2

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

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

BDW Trading Limited

Barratt House Cartwright Way, Forest Business Park, Bardon Hill

Leicestershire

LE67 1UF

Country

United Kingdom

NUTS code

- UK - United Kingdom

The contractor is an SME

No

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

Lowest offer: £955,000,000 / Highest offer: £1,025,000,000 taken into consideration

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## **Section VI. Complementary information**

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

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

Technology and Construction Court

7 Rolls Buildings

London

EC4A 1NL

Country

United Kingdom