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Contract

Limmo Opportunity

Places for London Limited

F03: Contract award notice

Notice identifier: 2025/S 000-040362

Procurement identifier (OCID): ocds-h6vhtk-03ea97

Published 16 July 2025, 8:59am

Section I: Contracting authority

I.1) Name and addresses

Places for London Limited

5 Endeavour Square

London

E201JN

Contact

Alina Ladha

Email

AlinaLadha@tfl.gov.uk

Country

United Kingdom

Region code

UKI - London

Companies House

08961151

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

Section II: Object**II.1) Scope of the procurement****II.1.1) Title**

Limmo Opportunity

Reference number

00039 Places_Limmo Opportunity

II.1.2) Main CPV code

- 70111000 - Development of residential real estate

II.1.3) Type of contract

Services

II.1.4) Short description

In 2024, Places for London Limited (Places for London), a wholly owned subsidiary of Transport for London (TfL) commenced a procurement process to appoint a joint venture property development partner and development manager to deliver a residential led development at the Limmo Peninsula site in Canning Town, East London.

The Limmo project provides an opportunity for an experienced property developer to partner in a joint venture with Places for London to deliver a sustainable, place-based design which will act as a catalyst for further regeneration of the local area.

The Limmo site comprises 5 hectares of brownfield land located entirely in the London Borough of Newham (LBN) and is one of East London's largest remaining brownfield sites with over 600m of river frontage. With direct links to the Jubilee and DLR lines, it is less than 20 minutes from central London.

The site has the potential to deliver circa 1,500 new homes, commercial spaces, open space and connectivity improvements for the wider area. It will be offered to the market on a long leasehold basis.

The opportunity reserves the ability to include additional sites as part of a wider East London Partnership. Inclusion of any additional sites will be at Places for London's sole discretion.

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £2,040,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 70110000 - Development services of real estate

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

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II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

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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: [2024/S 000-003170](#)

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

27 June 2025

V.2.2) Information about tenders

Number of tenders received: 3

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

V.2.3) Name and address of the contractor

Ballymore Limited

4th Floor 161 Marsh Wall

London

E14 9SJ

Country

United Kingdom

NUTS code

- UK - United Kingdom

Companies House

04936525

The contractor is an SME

No

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

Total value of the contract/lot: £2,040,000,000

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