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Contract

TfL 95052 Bollo Lane Opportunity

Places for London

F03: Contract award notice

Notice identifier: 2025/S 000-043529

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

Published 28 July 2025, 2:50pm

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

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

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.

A further Contract Award Notice (reference: 2024/S 000-040240) was published on 13 December 2024 exercising the option for Additional West London Sites 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).

The option for Additional West London Sites has now been exercised for a site at Cockfosters Station and adjoining land forming part of the property registered at the Land Registry with title number AGL255831 and AGL418276 (Cockfosters 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 and now the Cockfosters Site.

A joint venture agreement was entered into by and between TTL Cockfosters Properties Limited, London Underground Limited, Places for London Limited, and BDW Trading Limited on 03 July 2025 to develop the Cockfosters Site (the Cockfosters Joint Venture). The total value of BDW's share of the Cockfosters Joint Venture is £80.71m.

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 Cockfosters 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

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 000-040240](#)

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

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 2023

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

- UKI - London

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

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