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Tender

HAR6019 St George's New Build

Tower Hamlets

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-044995

Procurement identifier (OCID): ocds-h6vhtk-050405 ([view related notices](#))

Published 31 July 2025, 8:23pm

Scope

Reference

HAR6019

Description

Tender for a single Principal Contractor to deliver the demolition of the existing St George's Leisure Centre and other associated structures; complete the design (RIBA Stage 4) and associated surveys; and construct a new build leisure facility and an 8-storey residential building delivering 29 new homes, with associated landscaping and public realm improvements.

Total value (estimated)

- £60,000,000 excluding VAT
- £72,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- 3 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKI - London

Submission

Submission type

Tenders

Tender submission deadline

1 September 2025, 12:00pm

Submission address and any special instructions

Tenders are to be submitted via the London Tenders Portal utilising the following link:

<https://procontract.due-north.com/Advert?advertId=ac277a83-cd21-f011-8136-005056b64545&p=2241eb95-058a-e511-80f7-000c29c9ba21>

All tender documents are available unrestricted and free of charge. Any clarifications in relation to this tender are to be raised through the procurement portal.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

4 February 2026

Award criteria

Name	Type
All award criterion are as set out in the tender documentation	Price

Weighting description

All award criterion are as set out in the tender documentation

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The Authority is following a staged process as follows:

- Request for Core Proposals – This is the first tender stage. Bidders will be evaluated based on submissions to five quality questions demonstrating experience
- Following evaluation the Authority will shortlist to five Bidders, based on those with the highest score at RCP
- The five shortlisted Bidders will be invited to attend dialogue sessions with the Authority in order have discussion to further inform their final tender

- Following dialogue, the Authority will issue the Request for Final tenders (RFT) to which the five shortlisted Bidders will respond
- Bidders' responses will be evaluated based on qualitative questions, social value, and a price submission. The Bidder which achieves the highest overall score will be the Preferred Bidder to enter into the Contract with the Council.

Contracting authority

Tower Hamlets

- Public Procurement Organisation Number: PQBL-2673-MVYG

New Town Hall, 160 Whitechapel Road London

London

E1 1BJ

United Kingdom

Contact name: Ms Grace Oluyemi

Telephone: +44 244778066

Email: grace.oluyemi@towerhamlets.gov.uk

Website: <https://www.towerhamlets.gov.uk/Home.aspx>

Region: UKI42 - Tower Hamlets

Organisation type: Public authority - sub-central government