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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

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## **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

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## 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

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## **Other information**

### **Applicable trade agreements**

- Government Procurement Agreement (GPA)

### **Conflicts assessment prepared/revised**

Yes

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## **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.

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## 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](mailto:grace.oluyemi@towerhamlets.gov.uk)

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

Region: UKI42 - Tower Hamlets

Organisation type: Public authority - sub-central government