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Tender

Lewisham Council Strategic Partner Agreement

London Borough of Lewisham

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

Notice identifier: 2025/S 000-049968

Procurement identifier (OCID): ocds-h6vhtk-058ad5

Published 19 August 2025, 6:00pm

Scope

Reference

DN787651

Description

The Authority wishes to appoint a Strategic Partner with the skills, expertise and track record to enable the delivery of the exceptional sites as detailed in the 'Council's Objectives and Vision', and 'Council Expectations' sections of the Heads of Terms (HoTs) and the Development Fact Sheets; and to work collaboratively with the Authority to develop the pipeline sites and site related business plans as further detailed in this ITT and said HoTs.

The Strategic Partnership Agreement (SPA) will be for an initial period of up to 10 years with an option to extend for a further 5 years; with any sites that start within this time period being able to complete, regardless of whether this runs past the 15 years of the SPA.

Total value (estimated)

- £1,850,000,000 excluding VAT
- £2,220,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 16 June 2026 to 15 June 2036
- Possible extension to 15 June 2041
- 15 years

Description of possible extension:

The Strategic Partnership Agreement (SPA) will be for an initial period of up to 10 years with an option to extend for a further 5 years; with any sites that start within this time period being able to complete, regardless of whether this runs past the 15 years of the SPA.

Options

The right to additional purchases while the contract is valid.

There are Future Sites built into the procurement; these are as-yet unidentified but form part of the Agreement

Main procurement category

Works

CPV classifications

- 45111250 - Ground investigation work
- 45111291 - Site-development work
- 71310000 - Consultative engineering and construction services

Contract locations

- UKI44 - Lewisham and Southwark

Submission

Enquiry deadline

8 September 2025, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

15 September 2025, 12:00pm

Submission address and any special instructions

<https://www.londontenders.org/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

3 June 2026

Award criteria

Name	Type	Weighting
Invitation to Submit Initial Tenders	Quality	50%
Invitation to Submit Final Tenders	Price	50%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - PSQ and Instruction to Tenderers (ITT/PSQ)

Tender Notice and associated tender documents published

Deadline for Tenderer clarifications

Deadline to submit a completed PSQ (28 days)

Assessment deadline for the PSQ (2 week period)

Notify Tenderers of outcome

PSQ stage 1 complete

Stage 2 - Invitation to Submit Initial Tenders (ISIT)

Invite selected Tenderers to submit an Initial Tender

Deadline for Tenderer Clarifications

Deadline to submit Initial Tenders (6 week tender period)

Assessment Deadline for Initial Tenders (2.5 week period)

ISIT stage 2 complete

Stage 3 - Invitation to Participate in Dialogue (ITPD)

Invite selected Tenderers to participate in dialogue

End of dialogue period (10 week period)

Finalise ISFT and associated tender documents (2 week period)

Dialogue, Stage 3 complete

Stage 4 - Invitation to Submit Final Tenders (ISFT)

Invite Tenderers to submit Final Tenders

Deadline for Tenderer Clarifications

Deadline to submit Final Tenders (4 week period)

Assessment Deadline for the Final Tenders (3 week period)

LBL report (1 weeks)

Issue Assessment Summaries

Publish Contract Award Notice (min 8-working days)

Mayor & Cabinet Approval (Starting on 05/05/26 for 6 weeks)

Final Tender Stage 4 complete

Stage 5 - Award Stage

Kick Off Meeting/ finalise legal arrangement (4 weeks)

Execute SPA/relevant contractual documentation (2 weeks)

Authority to publish Contracts Detail Notice within 30-days of contract execution/ start)

Publish Redacted Contract within 90-days of execution

Justification for not publishing a preliminary market engagement notice

The Authority conducted some preliminary market engagement for this opportunity. A copy of the relevant notice can be found at <https://www.find-tender.service.gov.uk/Notice/040244-2024>.

Copies of documentation shared during the preliminary market engagement exercise are available on the London Tenders Portal.

Documents

Associated tender documents

<https://procontract.due-north.com/ProjectManagement/ProjectDashboard?projectId=a3df06c1-167d-f011-813a-005056b64545>

Documents to be provided after the tender notice

Yes. New documents for each of the stages will be uploaded to the London Tenders Portal. See Instructions To Tenderers document.

Contracting authority

London Borough of Lewisham

- Public Procurement Organisation Number: PYXG-1482-BYWG

4th Floor Laurence House

Catford

SE6 4RU

United Kingdom

Email: lewisham.procurement@lewisham.gov.uk

Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government