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Tender

Procurement of a Design and Build Contractor for the Development of Social Rent Housing at Blackwell Close Garages and Morris Blitz Court, Area Housing Office

London Borough of Hackney

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

Notice identifier: 2025/S 000-058626

Procurement identifier (OCID): ocds-h6vhtk-0559a9 ([view related notices](#))

Published 22 September 2025, 4:01pm

Scope

Reference

DN781280

Description

The London Borough of Hackney is seeking to appoint Design and Build Contractor(s) for the development of new social rent housing. The Authority intends to engage a Main Contractor, under a JCT Design and Build 2024 contract (as amended), to deliver new homes and associated public realm improvements across two sites: Blackwell Close Garages, E5 0TA ("Blackwell Close") and Morris Blitz Court Area Housing Office, 101 Farleigh Road, N16 7TE ("Morris Blitz Court").

The procurement is structured into two separate Lots (Lot 1 - Blackwell Close; Lot 2 - Morris Blitz Court), with each Lot awarded under a standalone contract. However, the Authority's preference is to appoint a single contractor to deliver both Lots in parallel, where this represents the most advantageous outcome of the tender evaluation.

The procurement will follow a competitive flexible procedure with multi-stages. Details of the award criteria are set out in the published tender documents. Bidders are required to submit tenders for both Lots, as the option of awarding both to a single contractor is expected to deliver efficiencies and cost savings that would not be achievable if awarded separately.

Total value (estimated)

- £16,000,000 excluding VAT
- £19,200,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 17 April 2026 to 17 April 2028
- 2 years, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKI41 - Hackney and Newham

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Lots may be awarded either individually or in combination, depending on the most advantageous outcome for the contracting authority. The authority reserves the right to award one or both lots to a single supplier. Evaluation criteria is clearly set out in the tender documents. Each lot will be assessed separately, and bidders must provide a price for Lot 1, Lot 2, as well as a combined price should the same bidder be awarded both lots. Submission of bids for both Lot 1 and Lot 2 is mandatory.

Lot 1. LOT 1 BLACKWELL CLOSE

Description

The Blackwell Close garages site is located within the Clapton Park estate and in close proximity to Hackney Marshes. The site lies to the north of Redwald Road, sitting between 1500mm and 2500mm lower than the road. The site is currently occupied by 33 garages and associated hard standing areas.

The proposals for the Blackwell Close site, developed by Al-Jawad Pike architects, are to demolish all 33 existing garages and replace them with a new 5-storey apartment block housing 18 residential units. All 18 units are to be offered as Council housing for social rent. New public realm and landscape improvements are proposed, including the re-provision of a community garden and new playspace.

Lot value (estimated)

- £7,500,000 excluding VAT
- £9,000,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. LOT 2 MORRIS BLITZ COURT

Description

The Morris Blitz Court site is located at 101 Farleigh Road, to the south of the existing 6-storey C-shaped Morris Blitz Court building. The site was the location of the disused Rectory Road area housing office, which was demolished down to slab level in April 2025.

The proposals for Morris Blitz Court, developed by Archio, are for the construction of a new 5-storey apartment block housing 19 new residential units, all of which are to be offered as Council housing for social rent. A new vehicle and pedestrian gate is to be provided from Farleigh Road. Proposed public realm and landscape improvements include new play equipment, tree planting and mixed surfaces. It is proposed to convert parts of the undercroft space beneath the existing Morris Blitz Court building for use as secure cycle parking and cold water storage plant rooms.

Lot value (estimated)

- £8,500,000 excluding VAT
- £10,200,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section,

because they are the same for all lots.

Submission

Submission type

Requests to participate

Deadline for requests to participate

24 October 2025, 12:00pm

Submission address and any special instructions

Please register and follow this link for free access to documents and to submit participation for these tenders before the deadline of the 24th of October 2025, 12:00pm ;
<https://procontract.due-north.com/Advert?advertId=ba340ada-fd92-f011-813a-005056b64545&p=2241eb95-058a-e511-80f7-000c29c9ba21>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. LOT 1 BLACKWELL CLOSE**Lot 2. LOT 2 MORRIS BLITZ COURT**

Maximum 5 suppliers per lot

Award decision date (estimated)

30 March 2026

Award criteria**Lot 1. LOT 1 BLACKWELL CLOSE**

| Name | Type | Weighting |
|---------------------------|-------------|------------------|
| Quality Method Statements | Quality | 60.00% |
| Price | Price | 40.00% |

Lot 2. LOT 2 MORRIS BLITZ COURT

| Name | Type | Weighting |
|---------------------------|-------------|------------------|
| Quality Method Statements | Quality | 60.00% |
| Price | Price | 40.00% |

Other information**Conflicts assessment prepared/revised**

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

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Documents

Documents to be provided after the tender notice

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fd92-f011-813a-005056b64545&p=2241eb95-058a-e511-80f7-000c29c9ba21

Contracting authority

London Borough of Hackney

- Public Procurement Organisation Number: PRZC-5592-DDDV

Hackney Service Centre

Hackney

E8 1DY

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Contact name: Rupinder Chahal

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Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government