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Planning

Land at Maygood Street N1

Islington Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-060478

Procurement identifier (OCID): ocids-h6vhtk-05a3fa

Published 29 September 2025, 12:49pm

Scope

Description

Site

Land at Maygood Street is council owned and, subject to consent from the Secretary of State for change of use from education, has potential for the development of new homes.

The site is located on Maygood Street in the Barnsbury Ward. It is situated in a predominantly residential area next to the Old and New Barnsbury Estates and the Half Moon Crescent Estate. It has excellent transport links and access to local amenities which make it suitable for residential development.

Scope

The council is seeking a delivery partner to develop a planning compliant 100% housing scheme (50% affordable, 50% market) on the Maygood Street site. The council's risk will be limited to the value of the land.

The council seeks to ascertain if this opportunity is of interest to the market.

Type of agreement

The agreement will either be a Development Agreement or land transaction (Agreement to Lease

Length of lease

Length of lease will be 250 years.

Estimated value

Seeking to maximise a capital receipt for the land. The total scheme costs are estimated to be in the region of £60m.

Procurement route

Via open tender (Competitive Flexible Procedure)

The contract will be procured using the competitive flexible procedure in a two-stage process

comparable to the restricted procedure. The first stage will involve assessing organisations

through a Procurement Selection Questionnaire (PSQ), with all submissions subject to minimum

requirements as stated in the PSQ. The second stage will be an evaluation of tenders submitted

by bidders who are selected at the PSQ stage.

Site visits

No site visits offered.

Total value (estimated)

- £60,000,000 excluding VAT

- £72,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 16 March 2026 to 3 March 2031
- 4 years, 11 months, 19 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKI - London

Engagement

Engagement deadline

19 October 2025

Engagement process description

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Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

1 December 2025

Procedure

Special regime

Utilities

Contracting authority

Islington Council

- Public Procurement Organisation Number: PBMD-2513-CWJJ

Islington Town Hall

London

N1 2UD

United Kingdom

Contact name: Islington Procurement Team

Email: procurement@islington.gov.uk

Website: <http://www.islington.gov.uk/>

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government