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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 000-061795

Procurement identifier (OCID): ocds-h6vhtk-05a3fc

Published 2 October 2025, 2:49pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

This notice has been updated to include clearer instructions on how to express interest in the opportunity. A new section outlines the registration process via the London Tenders Portal and provides a direct link to the procurement listing. Minor formatting adjustments have also been made for improved readability. No changes have been made to the scope, value, or procurement route.

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 17 March 2031
- 5 years, 2 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKI - London
-

Engagement

Engagement deadline

19 October 2025

Engagement process description

Note:- This notice serves as an amendment to the previously published UK2 Pre-Market Engagement Notice with identifier 2025/S 000-060480 & Procurement identifier (OCID): ocids-h6vhtk-05a3fc

How to express an interest -

If you wish to apply for this contract opportunity please follow these steps:

- Register your organisation free of charge via the London Tenders Portal
- When you receive an email confirming your username and password use these to log on to the London Tenders Portal and express your interest in Land at Maygood Street N1
- Shortly after you have expressed interest, you will receive a second email containing a link to access the procurement documents.

Visit: Expressions of Interest -

<https://procontract.due-north.com/Supplier/Advert/View?advertId=c56d3ed3-289d-f011-813a-005056b64545&fromProjectDashboard=False&fromRfxSummary=False&selectWorkgroup=False&fromAdvertEvent=False&fromActivityDashboard=False>

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Site visits -

No site visits offered.

Submission

Publication date of tender notice (estimated)

1 December 2025

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