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Tender

PA0021 - Holloway EMA

Peabody Trust

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

Notice identifier: 2025/S 000-063753

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

Published 9 October 2025, 2:06pm

Scope

Description

Peabody is seeking to appoint a managing agent to oversee the operations, day to day management and administration of Phase 1 Holloway Park.

Holloway Park is a new neighbourhood of c.1,100 homes, on a 10-acre site in Northwest Islington, targeting 60% affordable homes. The development includes substantive public realm at the heart of which stands a 1.4-acre urban public park, generous communal amenity space, space dedicated to women's services ("the Women's Building") and retail space.

The purpose of this tender is to procure a managing agent for the management of phase 1 only, on completion of phase 1. Phase 1 is currently estimated to complete in late 2027. Phase 1 is comprised of 429 homes spread across 7 residential blocks, the Women's Building, the resident amenity space, the main part of the public park and one retail unit, with the remainder to be delivered later under phases 2 and 3. Phase 1 sits under a sitewide detailed planning consent to deliver 985 homes. Phases 2 and 3 are currently undergoing a redesign to the consented scheme ahead of a revised planning application to increase the total number of homes to c.1,100.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Property-management-services-of-real-estate-on-a-fee-or-contract-basis./8EH8V446C5>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/8EH8V446C5>

Total value (estimated)

- £360,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2027 to 1 April 2030
- Possible extension to 31 March 2032
- 5 years

Description of possible extension:

Upto 2 x 12 months extensions

Main procurement category

Services

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis

Participation

Particular suitability

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

Submission

Enquiry deadline

27 October 2025, 5:00pm

Submission type

Tenders

Deadline for requests to participate

4 November 2025, 12:00pm

Electronic auction will be used

Yes

Submission address and any special instructions

<https://www.delta-esourcing.com/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

27 February 2026

Award criteria

Name	Type	Weighting
Criterion 2	Quality	70%
Criterion 1	Price	30%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Initial Shortlisting, Tender

Documents

Associated tender documents

[Project Background.pptx](#)

[Commission Overview.docx](#)

Contracting authority

Peabody Trust

- Public Procurement Organisation Number: PYJY-3925-DVJD

Minster Court, 45 47 Westminster Bridge Road

London

SE1 7JB

United Kingdom

Contact name: Damon Pickard

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Region: UKI44 - Lewisham and Southwark

Organisation type: Public authority - sub-central government