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Contract

Procurement of a Design and Build Contractor for the Development of Affordable Housing at Pedro Street

London Borough of Hackney

F03: Contract award notice

Notice identifier: 2025/S 000-064590

Procurement identifier (OCID): ocds-h6vhtk-049609

Published 13 October 2025, 9:57am

Section I: Contracting authority

I.1) Name and addresses

London Borough of Hackney

Hackney Service Centre, 1 Hillman Street

Hackney

E8 1DY

Contact

Mr Brandon Cooper

Email

brandon.cooper@hackney.gov.uk

Telephone

+44 2083563000

Country

United Kingdom

Region code

UK141 - Hackney and Newham

Internet address(es)

Main address

<http://www.hackney.gov.uk>

Buyer's address

<http://www.hackney.gov.uk>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Procurement of a Design and Build Contractor for the Development of Affordable Housing at Pedro Street

Reference number

DN731774

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Authority is seeking to develop the Pedro Street site as identified within the Employer's Requirements. The Authority is seeking to appoint a contractor under a Pre-Construction Services Agreement (JCT PCSA 2016 as amended) to undertake pre-construction activities in relation to the delivery of the new homes on Pedro Street.

Pursuant to a successful completion of the PCSA stage in the contracting process we will enter into a JCT contract for the delivery of the works.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £505,143

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI41 - Hackney and Newham

Main site or place of performance

The Pedro Street site is within the Clapton Park Estate. Hackney.

II.2.4) Description of the procurement

The Authority is seeking to develop the Pedro Street site as identified within the Employer's Requirements. The Authority is seeking to appoint a contractor under a Pre-Construction Services Agreement (JCT PCSA 2016 as amended) to undertake pre-construction activities in relation to the delivery of the new homes on Pedro Street.

Pursuant to a successful completion of the PCSA stage in the contracting process we will enter into a JCT contract for the delivery of the works.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-027454](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 August 2025

V.2.2) Information about tenders

Number of tenders received: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Rooff Construction Limited

The Granary, 80 Abbey Road, Barking

Greater London

IG11 7BT

Country

United Kingdom

NUTS code

- UKI41 - Hackney and Newham

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £505,143

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Public Procurement Review Service

London

Email

publicprocurementreview@cabinetoffice.gov.uk

Country

United Kingdom