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Planning

Development / Investment Partner, Morden Town Centre Regeneration Programme

London Borough of Merton

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

Notice identifier: 2025/S 000-065086

Procurement identifier (OCID): ocds-h6vhtk-05cc0e ([view related notices](#))

Published 14 October 2025, 11:09am

Scope

Reference

DN793970

Description

The London Borough of Merton (the “Council”) is conducting a Preliminary Market Engagement (“PME”) exercise, to inform the planned procurement of a Development/Investment Partner for two sites within the Morden Town Centre:

- Abbotsbury Triangle
- The Civic Centre

The programme envisages the creation of in excess of 1,300 mixed-tenure homes (including new and replacement affordable housing), a new Civic Centre, an expanded and improved retail offer and extensive public realm improvements.

The purpose of this PME is to seek feedback on:

- The Council's requirements;
- Land assembly approach;
- Upfront costs and funding;
- Emerging commercial arrangements and appointment.

This PME notice is not a call for competition.

The London Borough of Merton intends to engage with potential suppliers, who have both the experience and capability commensurate with the scale and nature of this opportunity, and reserves the right to limit the number of participants. This may involve meetings with some or all respondents to this notice. The Council anticipates that it will outline the high-level findings from this PME process and how these have informed the development of the procurement process in the tender documentation (while maintaining confidentiality for all parties).

This activity is focusing on the market, rather than the merits of individual suppliers. It includes no element of supplier selection or bid evaluation. There is no commitment of any kind inferred by either party.

How to express interest:

If your organisation possesses the capability and expertise to deliver the opportunity and you wish to be considered for a meeting, please complete the 'Request to Participate in PME' form via the portal at <https://procontract.due-north.com> by 12:00 Noon UK time on 22 October 2025. Please ensure only one representative from your organisation registers interest.

Total value (estimated)

- £800,000,000 including VAT

Contract dates (estimated)

- 3 May 2027 to 2 May 2037

- 10 years

Main procurement category

Works

Additional procurement category

Services

CPV classifications

- 45000000 - Construction work
- 70000000 - Real estate services

Engagement

Engagement deadline

28 November 2025

Engagement process description

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Contracting authority

London Borough of Merton

- Public Procurement Organisation Number: PLZQ-1654-VNHW

Civic Centre, London Rd

Morden

SM4 5DX

United Kingdom

Email: remakingmorden@merton.gov.uk

Region: UKI63 - Merton, Kingston upon Thames and Sutton

Organisation type: Public authority - sub-central government