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Contract

Sale of Land at St Pancras Hospital

North London NHS Foundation Trust

F03: Contract award notice

Notice identifier: 2025/S 000-067779

Procurement identifier (OCID): ocds-h6vhtk-05d25f

Published 23 October 2025, 12:29pm

Section I: Contracting authority

I.1) Name and addresses

North London NHS Foundation Trust

London

Email

philip.britt1@nhs.net

Country

United Kingdom

Region code

UKI - London

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

<https://www.northlondonmentalhealth.nhs.uk>

I.4) Type of the contracting authority

Other type

Public Authority - Central Government

I.5) Main activity

Health

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Sale of Land at St Pancras Hospital

II.1.2) Main CPV code

- 70120000 - Buying and selling of real estate

II.1.3) Type of contract

Services

II.1.4) Short description

The Trust originally entered into a Master Developer Framework Agreement with KC (SPH) Limited Partnership ("KCSPH") and King's Cross Central LP ("KCCLP") following the conclusion of a regulated procurement exercised commenced on 5 July 2018 in accordance with the Public Contracts Regulations 2015 (Contract Notice ref: 2018/S 127-288786) (the "Underlying Contract"). After having entered into the Underlying Contract, KCCLP has subsequently changed its name to the King's Cross Group LP ("KCGLP")

This CAN gives notice that the Trust is terminating the Underlying Contract. It is instead effecting a sale of most of the land which is currently the subject of the Underlying Contract to KCSPH ("Disposal") under a new contract (the "New Contract") KCSPH and KCGLP will accordingly no longer be subject to the development obligations set out in the Underlying Contract.

Instead, the Trust will retain part of the originally-identified site (a stand-alone building and its curtilage known as "South Wing") and will carry out its own refurbishment of it. That refurbishment will not be an obligation of KCSPH but will be separately procured by the Trust.

KCSPH's only works obligation will be to construct a new service yard necessary to separate South Wing from the land being acquired by KCSPH and to enable the Trust to access South Wing after the Disposal ("Service Yard Works") along with the relocation of a substation and generator (and associated cabling) which supply power ("Electricity Supply Works") to South Wing. The Trust has therefore concluded:

- That the Disposal is not a covered procurement for the purposes of the Procurement Act 2023; specifically
- That the Disposal is the main object of the New Contract; and
- That the Service Yard Works and the Electricity Supply Works are merely ancillary to the Disposal, being necessary to enable the Disposal.

The Trust is accordingly of the view that it is not obliged to publish a Contract Award Notice, but it has resolved to do so in the interests of transparency given the history of dealings between the parties as set out above.

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: £78,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

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II.2.5) Award criteria

Price

II.2.11) Information about options

Options: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award of a contract without prior publication of a call for competition in the cases listed below

- The procurement falls outside the scope of application of the regulations

Explanation:

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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: [2018/S 127-288786](#)

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

20 October 2025

V.2.2) Information about tenders

Number of tenders received: 1

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

V.2.3) Name and address of the contractor

KC (SPH) Limited Partnership

London

Country

United Kingdom

NUTS code

- UKI - London

Companies House

LP020656

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £78,000,000

Total value of the contract/lot: £78,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England & Wales

London

Country

United Kingdom