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Planning

PA0022 - Wornington Green P3 JV

Peabody Trust

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

Notice identifier: 2025/S 000-076161

Procurement identifier (OCID): ocds-h6vhtk-05e69a

Published 21 November 2025, 4:05pm

Scope

Reference

PA0022

Description

Peabody is seeking a development partner to deliver the final phase (Phase 3) of Wornington Green's estate regeneration, via a Joint Venture (JV) structure.

The site is owned by Peabody and has potential for up to 370 homes plus reprovision of community facilities and a park. The site is located in the Royal Borough of Kensington & Chelsea, along Portobello Road, and has excellent transport links and good access to local amenities. The entire estate extends across 13.8 acres with Phase 3 occupying 3.85 acres.

The site benefits from a Hybrid Consent for the whole scheme including earlier phases (PP/09/02786), granted in 2010 and revised in 2014, provided planning approval for up to 1,000 new homes, extensive non-residential space, and re-provision of community and open spaces. Phase 3 is in outline and includes 368 - 370 units. The selected

development partner will be expected to work with Peabody to optimise the existing consent in order to maximise deliverability, alignment of mix to housing need, commercial value, and enable compliance with Building Safety Act requirements.

A new park in the centre of the development - Athlone Gardens - is being delivered in 4 stages, with the final element expected to be delivered as part of the Phase 3 scheme.

The JV is anticipated to operate on a 50/50 basis between Peabody and the development partner in terms of control, funding commitments and share of proceeds.

The partner is expected to be procured via a Procurement Act 2023 compliant Competitive Flexible Procedure process.

See attached documentation for additional info.

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Construction-work./Y566863USP>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/Y566863USP>

Total value (estimated)

- £140,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 January 2027 to 31 December 2033
- Possible extension to 31 December 2034
- 8 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45200000 - Works for complete or part construction and civil engineering work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

Contract locations

- UK - United Kingdom

Engagement

Engagement deadline

31 January 2026

Engagement process description

Peabody wishes to undertake Preliminary Market Engagement (PME) in order to help shape the proposed JV structure and design of the partner procurement process.

Interested parties are requested to firstly express their interest in participating in this PME by responding to this notice via the Delta platform. Responses must include reference to relevant expertise and experience as set out at below.

Parties who submit an Expression of Interest (EoI), and are assessed as having suitable relevant experience, will be issued with a more detailed brief of the Project's requirements

and parameters and setting specific engagement questions that Peabody aims to answer through the engagement. These parties will also be issued with time slots from which to choose a preference to meet for engagement sessions.

Engagement sessions will last for 1.5 hours each.

Key dates for this PME process are as follows:

Issue of PME Notice - Friday 21st November

Initial EOI deadline - Friday 5th December

Earlier submission preferred to enable pre-xmas engagement meeting slots

Engagement Meetings - December-January (In person preferred). Detailed brief will be provided in advance.

This timetable is subject to change.

Feedback from this PME exercise will be synthesised and incorporated into the final commercial structure and procurement process to be taken to market.

The procurement process itself is anticipated to commence in Spring 2026.

Submission

Publication date of tender notice (estimated)

27 March 2026

Contracting authority

Peabody Trust

- Public Procurement Organisation Number: PYJY-3925-DVJD

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Organisation type: Public authority - sub-central government