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Contract

Procurement of a delivery partner for New Homes 6

London Borough of Lambeth

F03: Contract award notice

Notice identifier: 2025/S 000-080910

Procurement identifier (OCID): ocds-h6vhtk-04cda0

Published 9 December 2025, 9:51 am

Section I: Contracting authority

I.1) Name and addresses

London Borough of Lambeth

Town Hall, Brixton Hill

London

SW2 1RW

Contact

Helen Lee

Email

hlee@lambeth.gov.uk

Telephone

+44 2079269365

Country

United Kingdom

Region code

UK - United Kingdom

National registration number

n/a

Internet address(es)

Main address

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

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/18>

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 delivery partner for New Homes 6

Reference number

New Homes 6

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Mayor and Burgesses of London Borough of Lambeth, as a contracting authority, has appointed a development partner to enter into an agreement providing the opportunity to develop out a number of council-owned residential-led development sites across the borough.

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: £400,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45111000 - Demolition, site preparation and clearance work
- 45111291 - Site-development work
- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses

- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45211360 - Urban development construction work
- 45220000 - Engineering works and construction works
- 45233260 - Pedestrian ways construction work
- 45330000 - Plumbing and sanitary works
- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70123100 - Sale of residential real estate
- 71247000 - Supervision of building work
- 71315200 - Building consultancy services
- 71530000 - Construction consultancy services
- 71540000 - Construction management services
- 71541000 - Construction project management services
- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKI45 - Lambeth
- UK - United Kingdom

II.2.4) Description of the procurement

A contract appointing a delivery partner and entering into an agreement providing the opportunity to develop out a number of council-owned residential-led development sites across the borough.

The contracting authority has entered into an overarching Partnering Agreement with the selected delivery partner pursuant to which the contracting authority and the delivery

partner will, for each site (including the initial six sites and potential further sites), enter into either a Development Agreement or PCSA / Build Contract.

The Partnering Agreement commenced on 13 November 2025.

There is 240 month duration, being a 120-month initial term, subject to the ability for the parties to agree to extend the term on one or more occasions up to a further 120 months.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 57.5%

Quality criterion - Name: Legal / Weighting: 10%

Price - Weighting: 32.5%

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

Competitive procedure with negotiation

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

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-000222](#)

Section V. Award of contract

Contract No

1

Title

Procurement of a delivery partner for New Homes 6

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 November 2025

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received by electronic means: 3

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

V.2.3) Name and address of the contractor

Countryside Properties (UK) Limited

11 Tower View, Kings Hill

West Malling

ME19 4UY

Country

United Kingdom

NUTS code

- UKI45 - Lambeth

National registration number

00614864

The contractor is an SME

No

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

Total value of the contract/lot: £400,000,000

V.2.5) Information about subcontracting

The contract is likely to be subcontracted

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court of England and Wales

London

EC4A 1NL

Telephone

+44 2079477156

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

The High Court of England and Wales

London

EC4A 1NL

Telephone

+44 2079477156

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

The High Court of England and Wales

London

EC4A 1NL

Telephone

+44 2079477156

Country

United Kingdom