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Tender

HAR6073 Caxton Grove Main Works Tender

Tower Hamlets

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-084206

Procurement identifier (OCID): ocds-h6vhtk-052513 ([view related notices](#))

Published 18 December 2025, 10:32am

Scope

Reference

HAR6073 Caxton Grove Main Works Tender

Description

The London borough of Tower Hamlets is seeking to procure a Contract for the Construction of a new part-seven, part-nine storey residential building comprising 36 homes - all to be delivered as affordable housing in line with local and national Planning Policy and guidance, and mayoral priorities. The development aims to provide high quality, contemporary housing, fit for the current and future housing environment. The existing community centre will be replaced as part of the proposals with a new, larger facility incorporated in the same location within the envelope of the new building, which will provide modern spaces that will be better suited to the requirements of existing and new user groups.

Total value (estimated)

- £17,000,000 excluding VAT
- £20,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 16 April 2026 to 1 November 2028
- 2 years, 6 months, 16 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UK - United Kingdom

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

19 January 2026, 5:00pm

Tender submission deadline

27 January 2026, 12:00pm

Submission address and any special instructions

Tenders are to be submitted via the London Tenders Portal using the following link:
<https://www.londontenders.org/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

23 February 2026

Award criteria

| Name | Description | Type | Weighting |
|------------------------|----------------------------------|-------------|------------------|
| Quality & Social Value | Quality = 60% Social Value = 10% | Quality | 70.00% |
| Price | | Price | 30.00% |

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Tower Hamlets

- Public Procurement Organisation Number: PQBL-2673-MVYG

New Town Hall

London

E1 1BJ

United Kingdom

Contact name: Procurement team

Email: procurement@towerhamlets.gov.uk

Website: <http://www.towerhamlets.gov.uk>

Region: UKI42 - Tower Hamlets

Organisation type: Public authority - sub-central government