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## United Kingdom-Romford: Development of residential real estate 2017/S 050-091235

### Prior information notice

**This notice is for prior information only**

### Works

Directive 2014/24/EU

#### **Section I: Contracting authority**

I.1) **Name and addresses**

London Borough of Havering

Town Hall, Main Road

Romford

RM1 3BB

United Kingdom

Contact person: Mike Gappy

E-mail: [mike.gappy@haverling.gov.uk](mailto:mike.gappy@haverling.gov.uk)

NUTS code: UKI21

**Internet address(es):**

Main address: [www.haverling.gov.uk](http://www.haverling.gov.uk)

Address of the buyer profile: [www.capitalEsourcing.com](http://www.capitalEsourcing.com)

I.2) **Joint procurement**

I.3) **Communication**

Additional information can be obtained from the abovementioned address

Electronic communication requires the use of tools and devices that are not generally available. Unrestricted and full direct access to these tools and devices is possible, free of charge, at: [www.capitalEsourcing.com](http://www.capitalEsourcing.com)

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:**

Havering Estate Regeneration Partner — Property/Asset JV Company.

II.1.2) **Main CPV code**

70111000

II.1.3) **Type of contract**

Works

II.1.4) **Short description:**

The Council is planning a future procurement exercise to appoint a partner to form a long term corporate joint venture property vehicle (on a 50:50 ownership basis) to secure investment and expertise to deliver Havering's housing led regeneration strategy. The initial programme is anticipated to involve 12 sites across the borough delivering in the region of 3 000 new homes. The scheme will involve opportunities for development sales. The Council intends to invite soft market testing responses during March and April 2017 from interested organisations with expertise relating to property development and management to inform the procurement exercise which is planned to commence in May 2017.

Market consultation to explore technical and commercial approaches with providers will commence at MIPIM and also involve other soft market testing events to be organised by the Council.

II.1.5) **Estimated total value**

Value excluding VAT: 800 000 000.00 GBP

II.1.6) **Information about lots**

This contract is divided into lots: no

II.2) **Description**

II.2.1) **Title:**

II.2.2) **Additional CPV code(s)**

70210000

45211350

79418000

73220000

65300000

79410000

70000000

79412000

71314300

71314200

71521000

70310000

70111000

71500000

45112700

71200000

45211300

71410000

70331000

45211360

45211340

71420000

45211341

71313400

71313420

71315300

71315200

71000000

71520000  
45112710  
70110000  
45112711  
71222000  
90712100  
70332100  
70330000

II.2.3) **Place of performance**

NUTS code: UKI21

Main site or place of performance:

Priority areas for regeneration within the borough include sites in Waterloo Gardens, New Plymouth and Napier, Solar, Serena and Sunrise Courts, Queen Street, Hornchurch, Rainham and Gidea Park.

II.2.4) **Description of the procurement:**

The opportunity is a major regeneration and development project to deliver new housing in the London Borough of Havering. The opportunity will focus on Council owned sites throughout the borough (including but not limited to the initial 12 sites) and potentially other sites acquired by the Council (including through the JV) during joint venture period. The JV will focus on delivering housing within the borough for the commercial private sale sector, shared ownership and affordable housing.

Estimated value range of the eventual procurement may be in the range of: 650 000 000 GBP— 800 000 000 GBP in relation to the initial twelve sites. The estimated value relates to the estimated gross development value in the market of the developed assets.

The partner will be required to provide services including (but not limited to) master planning; strategic development consultancy advice; environmental consultancy advice; technical and building services; architectural design; urban design and land.

II.2.14) **Additional information**

The Council will look to explore various issues during a soft market testing exercise, including the sites on offer, the legal form/structure of the joint venture vehicle (e.g. a company or LLP), the optimum duration of programme, the attractiveness and viability of the opportunity to the market, the operation and governance of the joint venture and due diligence requirements.

II.3) **Estimated date of publication of contract notice:**

08/05/2017

**Section IV: Procedure**

IV.1) **Description**

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

The procurement is covered by the Government Procurement Agreement: yes

**Section VI: Complementary information**

VI.3) **Additional information:**

The Council is looking to gauge interest in the proposed JV at MIPIM in Cannes 14-17.3.2017. Please join Neil Stubbings and Steve Moore for the launch at: Local London stand, London Stand-MIPIM 2017, Wednesday 15.3.2017, 15:00-16:00.

If you would like to speak to us at MIPIM then please contact: Neil Stubbings, Director of Housing and Regeneration, 01708 432 970, [neil.stubbings@haverling.gov.uk](mailto:neil.stubbings@haverling.gov.uk)

If you would like to participate in forthcoming market engagement please contact Robert Pert, Savills,  
[rpert@savills.com](mailto:rpert@savills.com)

For more information please see <http://www.investinhavering.co.uk>

VI.5) **Date of dispatch of this notice:**  
08/03/2017