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**United Kingdom-Romford: Development of residential real estate
2017/S 094-185114**

Concession notice

Works

Legal Basis:

Directive 2014/23/EU

Section I: Contracting authority/entity

I.1) Name and addresses

Official name: London Borough of Havering
Postal address: Town Hall, Main Road
Town: Romford
NUTS code: UKI21 Outer London - East and North East
Postal code: RM1 3BD
Country: United Kingdom
Contact person: Mike Gappy
E-mail: mike.gappy@haverling.gov.uk
Internet address(es):
Main address: www.haverling.gov.uk

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at: <https://www.capitalesourcing.com>
Additional information can be obtained from the abovementioned address
Applications or, where applicable, tenders must be submitted electronically via: <https://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 Development of residential real estate

II.1.3) Type of contract

Works

II.1.4) Short description:

The Council is seeking 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 in partnership with the Council. The housing led development of sites may also involve a degree of mixed-use development including, but not limited to office, commercial, leisure, retail, community and public realm space being delivered ancillary to the residential focus and as part of the overall complex. The JV duration will be for an initial period of 15 years, with extension periods of 5 years, up to a maximum duration of 30 years.

II.1.5) **Estimated total value**

Value excluding VAT: 800 000 000.00 GBP

II.1.6) **Information about lots**

II.2) **Description**

II.2.1) **Title:**

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

70000000 Real estate services
71000000 Architectural, construction, engineering and inspection services
70110000 Development services of real estate
70111000 Development of residential real estate
70121100 Building sale services
71315300 Building surveying services
71410000 Urban planning services
90712100 Urban environmental development planning
71313400 Environmental impact assessment for construction
71313420 Environmental standards for construction
71200000 Architectural and related services
71222000 Architectural services for outdoor areas
71420000 Landscape architectural services
45112700 Landscaping work
45112710 Landscaping work for green areas
45112711 Landscaping work for parks
71520000 Construction supervision services
71521000 Construction-site supervision services
71500000 Construction-related services
73220000 Development consultancy services
79410000 Business and management consultancy services
79412000 Financial management consultancy services
79418000 Procurement consultancy services
45111000 Demolition, site preparation and clearance work
45211300 Houses construction work
45211340 Multi-dwelling buildings construction work
45211341 Flats construction work
45211350 Multi-functional buildings construction work
45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
45213112 Shop units construction work
45213100 Construction work for commercial buildings
45213150 Office block construction work
45211360 Urban development construction work
71314200 Energy-management services

71314300 Energy-efficiency consultancy services
65300000 Electricity distribution and related services
45223300 Parking lot construction work
71315200 Building consultancy services
70331000 Residential property services
70332200 Commercial property management services

II.2.3) **Place of performance**

NUTS code: UKI21 Outer London - East and North East
Main site or place of performance:
The London Borough of Havering.

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 the 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: GBP 650 million — GBP 800 million in relation to the initial twelve sites. The estimated value relates to the estimated gross development value in the market of the developed assets. Continues at III.2.2 below.

Further information and details about the scope of the procurement are set out in the Memorandum of Information as part of the procurement documents available at <https://www.capitalesourcing.com/web/login.shtml>

II.2.5) **Award criteria**

Concession is awarded on the basis of the criteria stated in the procurement documents

II.2.6) **Estimated value**

Value excluding VAT: 800 000 000.00 GBP

II.2.7) **Duration of the concession**

Duration in months: 360

II.2.13) **Information about European Union funds**

The procurement is related to a project and/or programme financed by European Union funds: no

II.2.14) **Additional information**

The estimated values in II.1.5 and II.2.6 represent the potential commercial value of the development. However, potential returns will depend on many commercial factors including (but not limited to) the performance of the developer and market conditions. Bidders should seek independent legal and commercial advice in relation to the potential value of the opportunity and the scheme as a whole.

Section III: Legal, economic, financial and technical information

III.1) **Conditions for participation**

III.1.1) **Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

III.1.2) **Economic and financial standing**

Selection criteria as stated in the procurement documents

III.1.3) **Technical and professional ability**

Selection criteria as stated in the procurement documents

III.1.5) **Information about reserved concessions**

III.2) **Conditions related to the concession**

III.2.2) **Concession performance conditions:**

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 landscaping; physical construction and development; land assembly; possible refurbishment of assets and marketing and disposal of development assets.

The initial estates identified for regeneration are: Waterloo Estate; Queen Street; Napier House and New Plymouth House; Serena, Solar and Sunrise; Oldchurch Gardens; Maygreen Crescent, Park Lane; Dell Court; Royal Jubilee Court; Delderfield House; Brunswick Court; Chippenham Road, Farnham Road, Hildene Avenue; and Delta TMO Estate with the first 4 sites prioritised for development.

The partner may be required to help achieve social and/or environmental policy objectives relating to recruitment, training & supply-chain initiatives. Contract performance conditions may relate to these considerations.

III.2.3) **Information about staff responsible for the performance of the concession**

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

IV.2) **Administrative information**

IV.2.2) **Time limit for submission of applications or receipt of tenders**

Date: 13/06/2017

Local time: 13:00

IV.2.4) **Languages in which tenders or requests to participate may be submitted:**

English

Section VI: Complementary information

VI.1) **Information about recurrence**

This is a recurrent procurement: no

VI.2) **Information about electronic workflows**

VI.3) **Additional information:**

The Concession Contracts Regulations 2016 (CCR 2016) applies to the award. The Council intends to follow a process similar to the Competitive Dialogue procedure in the Public Contracts Regulations 2015 (as amended) (PCR 2015). It reserves the right to deviate from the formalities of the PCR 2015 in conducting the competition due to the flexibilities permitted by the CCR 2016. Award criteria and further concession documents will be provided at the start of the competitive dialogue stages to bidders that are shortlisted to participate.

Expressions of interest applications must be by way of completion and return of the selection questionnaire (SQ) (in accordance with the requirements set out in the SQ by the time limit in Section IV.2.2 above). The SQ is available via <https://www.capitalesourcing.com/web/login.shtml>. The Council reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this concession notice.

VI.4) **Procedures for review**

VI.4.1) **Review body**

Official name: The High Court of Justice
Postal address: The Royal Court of Justice, The Strand
Town: London
Postal code: WC2A 2LL
Country: United Kingdom

VI.4.2) **Body responsible for mediation procedures**

VI.4.3) **Review procedure**

Precise information on deadline(s) for review procedures:

In accordance with Regulation 47 (Notice of decision to award a concession contract); Regulation 48 (Standstill Period) and Regulation 52 to 63 of the Concession Contracts Regulations 2016 (CCR 2016).

Following any decision to award the concession contract, the contracting authority will providing debriefing information to unsuccessful bidders (in accordance with Regulation 47 CCR 2016) and observe a minimum 10 day standstill period (in accordance with Regulation 48 CCR 2016) before the concession contract is entered into.

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

VI.5) **Date of dispatch of this notice:**

12/05/2017