

United Kingdom-London: Real estate services
OJ S 8/2016 13/01/2016
Contract notice
Services

Directive 2004/18/EC

Section I: Contracting authority

I.1. Name and addresses

Official name: The Mayor and Burgesses of the London Borough of Haringey

Postal address: Civic Centre, High Road

Town: London

Postal code: N22 8LE

Country: United Kingdom

For the attention of: Dan Hawthorn

E-mail: DV@haringey.gov.uk

Internet address(es):

General address of the contracting authority: <http://www.haringey.gov.uk>

Electronic access to information: <https://www.delta-esourcing.com/respond/B4NDUBKV7A>

Electronic submission of tenders and requests to participate: <https://www.delta-esourcing.com/respond/B4NDUBKV7A>

Additional information can be obtained from:

the abovementioned address

Specifications and additional documents (including documents for competitive dialogue and a dynamic purchasing system) can be obtained from:

the abovementioned address

Tenders or requests to participate must be submitted: the abovementioned address

I.2. Type of the contracting authority

Regional or local authority

I.3. Main activity

General public services

I.4. Contract award on behalf of other contracting authorities

The contracting authority is purchasing on behalf of other contracting authorities: no

Section II: Object of the contract

II.1. Description

II.1.1. Title attributed to the contract by the contracting authority

Haringey Development Vehicle.

II.1.2. Type of contract and place of performance or delivery

Services

Service category No 27: Other services

NUTS code UKI12 Inner London - East

II.1.3. Information about a framework agreement or a dynamic purchasing system

The notice involves a public contract

II.1.4. Information about framework agreement

II.1.5. Short description of the contract or purchase(s)

Real estate services. Construction work. Development services of real estate. Development of residential real estate. Development of non-residential real estate. Residential property services. Non-residential property services. Commercial property management services. Financial and insurance services. Banking and investment services. The Mayor and Burgesses of the London Borough of Haringey (the 'Contracting Authority') are seeking to procure a strategic investment and development partner to establish the Haringey Development Vehicle (the 'HDV') which is anticipated to be a joint venture vehicle partnership between the Contracting Authority and a private sector partner or consortium.

The London Borough of Haringey (the 'Borough') has huge potential for growth and is today seen as London's next big growth opportunity. The Contracting Authority, in establishing the HDV, intends to facilitate estate renewal and brownfield regeneration to promote growth in jobs and housing on its land and to improve wider social and economic outcomes in the Borough. The Contracting Authority's aim is that the HDV will drive development and deliver its goals — through innovative and financially sustainable development schemes. Overall, the HDV is intended to drive forward plans for at least 5 000 new homes and thousands of jobs on land owned by the Authority, creating more than 2 000 000 000 GBP of development value. The Contracting Authority will commit assets and development sites to the HDV. The use of private sector funding and expertise will act as a catalyst in regenerating key areas in the Borough.

II.1.6. CPV code(s)

70000000 Real estate services, 45000000 Construction work, 70110000 Development services of real estate, 70111000 Development of residential real estate, 70112000 Development of non-residential real estate, 70331000 Residential property services, 70332000 Non-residential property services, 70332200 Commercial property management services, 66000000 Financial and insurance services, 66100000 Banking and investment services

II.1.7. Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: no

II.1.8. Lots

This contract is divided into lots: no

II.1.9. Information about variants

Variants will be accepted: yes

II.2. Scope of the procurement

II.2.1. Total quantity or scope

The Contracting Authority is seeking, through a Competitive Dialogue Procurement process, to identify a partner(s) who will, by way of innovative solutions, deliver development opportunities and economic growth through financially sustainable schemes and place making proposals to improve social outcomes in the Borough. This regeneration and development programme may include but is not limited to housing and residential accommodation, office and business development; retail and commercial development; car parking and infrastructure.

Alongside investment, it is anticipated that the private sector partner will provide, or will secure the provision of: development management, asset management, fund management, management of residential accommodation and development/contractor services (including

but not limited to construction work, real estate services, development services of real estate, development of residential real estate, development of non-residential real estate, residential property services, non-residential property services, commercial property management services, large scale mixed use regeneration, estate renewal, town centre regeneration, urban development, residential and commercial management). It is envisaged that the private sector partner will receive fees for providing the above services with remuneration based on incentivised targets.

The Contracting Authority anticipates that HDV will be formed between the Contracting Authority and a private sector strategic partner or consortium and currently envisages a 50:50 form of joint venture vehicle for the specific purpose of carrying out regeneration and development. The exact form of the joint venture vehicle, any shareholding (if applicable) and the contract structure shall be discussed with Bidders during the Competitive Dialogue Procedure. It may be that specific projects are undertaken by subsidiaries of the HDV. Whilst the Contracting Authority envisages a contract period of approximately 15 to 20 years with an option to extend the contract period in short periods or an overall extension up to 10 years, the actual period will be determined by best value considerations during the Competitive Dialogue Procedure and may also be dependent on financial market conditions. The estimated total development value of the schemes is approximately between 500 000 000 GBP and 2 000 000 000 GBP. The reason for this range is due to a range of factors which include but are not limited to the lifespan of the HDV and the potential number, size, value and class of assets which may transfer into (or which may otherwise be developed or managed) by the HDV (see Section II.1.5).

The Contracting Authority currently has 3 categories of sites that it may transfer to the HDV as part of this project. Category 1 sites are pre-identified land and assets owned by the Contracting Authority that the Contracting Authority anticipates transferring to the HDV. Category 1 sites are sites that the Contracting Authority considers to be priority areas for regeneration that can significantly deliver its aspirations to deliver homes, jobs and socio economic benefits. Category 2 sites are pre-identified sites and assets that may be transferred to the HDV and are subject to further review by the Contracting Authority. Category 3 sites are sites and assets that as yet have not been identified or not yet acquired by the Contracting Authority but they may be suitable for development and inclusion with the HDV's work. The contents of each Category shall be subject to further dialogue.

The Council will contribute development sites and a commercial portfolio to the HDV. The private sector partner will be required to input funding to match the Council's equity interest and potentially procure additional funding on a debt basis.

II.2.2. Information about options

Options: yes

Description of options: The Contracting Authority anticipates discussing with Bidders during the Competitive Dialogue Procedure the possibility of being granted option(s) to extend the contract period in short periods or an overall extension up to 10 years.

II.2.3. Information about renewals

II.3. Duration of the contract or time limit for completion

Duration in months: 360 (from the award of the contract)

Section III: Legal, economic, financial and technical information

III.1. Conditions related to the contract

III.1.1. Deposits and guarantees required

Selection criteria as stated in the procurement documents. Parent company guarantees, deposits, bonds or other forms of appropriate security may be required as set out in the tender documents and the financing conditions and payment arrangements are as described in the tender documents.

III.1.2. Main financing conditions and payment arrangements and/or reference to the relevant provisions governing them

Parent company guarantees, deposits, bonds or other forms of appropriate security may be required as set out in the tender documents and the financing conditions and payment arrangements are as described in the tender documents.

III.1.3. Legal form to be taken by the group of economic operators to whom the contract is to be awarded

In the event of a successful consortium bid, the Contracting Authority may specify that the consortium member takes a particular legal form and/or requires that a single consortium member takes primary liability or that each member undertakes joint and several liability irrespective of the legal form adopted. Where a subsidiary company or SPV is used, the ultimate parent company may be required to provide a guarantee in respect of the performance of the contract by the subsidiary or SPV before acceptance.

III.1.4. Contract performance conditions

The performance of the contract is subject to particular conditions: yes

Description of particular conditions: The selected partner may be required to actively participate in the achievement of social and/or environmental policy objectives. Accordingly, contract performance conditions may relate in particular to social, environmental and/or corporate social responsibility considerations. Further details will be set out in the tender documents.

III.2. Conditions for participation

III.2.1. Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions: In accordance with Article 57 of Directive 2014/24/EU and Regulation 57 of the Public Contracts Regulations 2015. Details of the conditions will be set out in the tender documents.

III.2.2. Economic and financial ability

List and brief description of conditions: Selection criteria as stated in the procurement documents.

Minimum level(s) of standards possibly required: Selection criteria as stated in the procurement documents.

III.2.3. Technical and professional ability

List and brief description of conditions:

Selection criteria as stated in the procurement documents.

Minimum level(s) of standards possibly required:

Selection criteria as stated in the procurement documents.

III.2.4. Information about reserved contracts

III.3. Conditions specific to services contracts

III.3.1. Information about a particular profession

III.3.2. Information about staff responsible for the performance of the contract

Section IV: Procedure

IV.1. Type of procedure

IV.1.1. Type of procedure

competitive dialogue

IV.1.2. Information about the limits on the number of candidates to be invited

Envisaged minimum number 6: and Maximum number 8

Objective criteria for choosing the limited number of candidates: As set out within the tender documents.

IV.1.3. Information about reduction of the number of solutions or tenders during negotiation or dialogue

IV.2. Award criteria

IV.2.1. Award criteria

The most economically advantageous tender in terms of Price is not the only award criterion and all criteria are stated only in the procurement documents

IV.2.2. Information about electronic auction

IV.3. Administrative information

IV.3.1. File reference number attributed by the contracting authority

IV.3.2. Previous publication concerning this procedure

Prior information notice

Notice number in the OJ S: [2015/S 233-422776](#) of 2.12.2015

IV.3.3. Conditions for obtaining specifications and additional documents or descriptive document

Time limit for receipt of requests for documents or for accessing documents: 17.2.2016 - 17:00

IV.3.4. Time limit for receipt of tenders or requests to participate

22.2.2016 - 12:00

IV.3.5. Estimated date of dispatch of invitations to tender or to participate to selected candidates

21.3.2016

IV.3.6. Languages in which tenders or requests to participate may be submitted

English.

IV.3.7. Minimum time frame during which the tenderer must maintain the tender

IV.3.8. Conditions for opening of tenders

Section VI: Complementary information

VI.1. Information about recurrence

VI.2. Information about European Union funds

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

VI.3. Additional information

For more information about this opportunity, please visit the Delta e-Sourcing portal
<https://www.delta-esourcing.com/respond/B4NDUBKV7A>

The Contracting Authority is holding the following events in relation to this opportunity:
(1) Bidders day on 1.2.2016.

If you wish to attend this event please confirm via the electronic Delta e-sourcing portal.

The PQQ is available online via <https://www.delta-esourcing.com/respond/B4NDUBKV7A> from the date of dispatch of this notice. An appendix detailing all other available documents is appended to the PQQ guidance notes. Expressions of interest must be lodged by way of completion and return of the PQQ by the time and date specified in Section IV 3.4). The ITPD explains the general approach to dialogue on this project and has been included for Bidders' information only at this stage and does not amount to an invitation to commence dialogue. The Contracting Authority will evaluate Bidders' PQQ responses in accordance with the PQQ and, following the evaluation, will draw up a long list of Bidders. The Contracting Authority then intends to issue an Invitation to Submit Outline Solutions ('ISOS') to the long listed Bidders to commence dialogue and invite them to submit outline solutions on this project in accordance with the ITPD and the ISOS.

The Contracting Authority reserves the right not to award the contract in whole or in part, to cancel or amend the tender process and does not bind itself to accept any tender. The Contracting Authority shall not be liable under any circumstances for any costs, charges or expenses incurred by any tenderer or prospective tenderer in responding to this notice or in taking part in this procurement process and accepts no liability for any costs, charges or expenses, irrespective of the outcome of the competition, or if the competition is cancelled or postponed.

Bidders should note that this procurement is not being conducted on behalf of other purchasing contracting authorities, within the meaning of the Public Contracts Regulations 2015.

Please note that all dates, time periods and figures in relation to values and volumes specified in this notice are approximate only and the Contracting Authority reserves the right to change any or all of them.

Bidders should note that this procurement is not open to other purchasing contracting authorities.

Bidders are advised that the Contracting Authority is subject to the Freedom of Information Act 2000 (FOIA) and the Environmental Impact Regulations 2004 (EIR). If a Bidder considers that any of the information supplied as part of this procurement procedure should not be disclosed because of its commercial sensitivity, confidentiality or otherwise, they must, when providing this information, clearly identify the specific information they do not wish to be disclosed and clearly specify the reasons for its sensitivity. The Contracting Authority shall take such statements into consideration in the event that it receives a request pursuant to FOIA and/or the EIR which relates to the information provided by the interested party. However, if the information is requested the Contracting Authority may be forced to disclose such documentation, irrespective of a Bidder's wishes. Please note, it is not sufficient to include a statement of confidentiality encompassing all the information provided in the response.

Bidders are advised that pursuant to the Local Government Transparency Code 2014, local authorities are also required to publish details of any contract, commissioned activity, purchase order, framework agreement and any other legally enforceable agreement with a

value that exceeds 5 000. The Contracting Authority is also subject to the reporting requirements set out in Regulations 83 and 84 of the Public Contracts Regulations 2015. The Contracting Authority reserves the right to publish details as required pursuant to the Local Government Transparency Code 2014 and the Public Contracts Regulations 2015.

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Real-estate-services./B4NDUBKV7A>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/B4NDUBKV7A>

GO Reference: GO-2016111-PRO-7560594.

VI.4. Procedures for review

VI.4.1. Review body

Official name: High Court of England and Wales

Postal address: Royal Courts of Justice, Strand

Town: London

Postal code: WC2A 2LL

Telephone: +44 2079477882

Internet address: www.justice.gov.uk

VI.4.2. Review procedure

Precise information on deadline(s) for review procedures: Precise information on deadline(s) for lodging appeals: In accordance with the Public Contracts Regulations 2015 a standstill period of a minimum of 10 calendar days will be applied starting from the date when the award decision is dispatched to Bidders. This period allows unsuccessful Bidders to consider the decision and highlight any errors in the award process. If an appeal regarding the award of a contract has not been successfully resolved, the Public Contracts Regulations 2015 provide for aggrieved parties who have been harmed or are at risk of a breach of the rules to take action in the High Court (England, Wales and Northern Ireland). Any such action must be brought generally within 30 days from the date of notification of the award decision.

VI.4.3. Service from which information about the review procedure may be obtained

VI.5. Date of dispatch of this notice

11.1.2016