

**United Kingdom-London: Real estate services**

OJ S 106/2016 03/06/2016

**Contract notice****Works****Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

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**I.1. Name and addresses**

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

Postal address: Civic Centre, High Road, Wood Green

Town: London

NUTS code: UK112 Inner London - East

Postal code: N22 8LE

Country: United Kingdom

Contact person: Tottenham Regeneration Team

E-mail: [tottenhamregeneration@haringey.gov.uk](mailto:tottenhamregeneration@haringey.gov.uk)**Internet address(es):**Main address: [www.haringey.gov.uk](http://www.haringey.gov.uk)**I.3. Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at: <http://www.delta-esourcing.com/tenders/UK-UK-London:-Real-estate-services./8C2SDJ7NE6>

Additional information can be obtained from the abovementioned address

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

**I.4. Type of the contracting authority**

Regional or local authority

**I.5. Main activity**

General public services

**Section II: Object**

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**II.1. Scope of the procurement****II.1.1. Title**

High Road West regeneration area — appointment of a development partner for a residential led, mixed used development.

**II.1.2. Main CPV code**

70000000 Real estate services

**II.1.3. Type of contract**

Works

**II.1.4. Short description**

Haringey Council ('HC') is seeking to procure a development partner to deliver a regeneration scheme in the High Road West regeneration area ('HRW Area') in North Tottenham. HC is seeking to enter into a development agreement with a partner who will establish a lead role in delivering regeneration and growth across the c.11 hectare HRW Area. The selected partner will need to share in HC's robust objectives for the HRW Area, building on the vision set out in the 2014 High Road West Master-plan Framework, the Tottenham Area Action Plan, the Strategic Regeneration Framework and the Corporate Plan. HC intends to secure and transfer land for the HRW Area on a phased basis once conditions precedent have been satisfied and vacant possession is achieved. Together, HC and the partner will harness the HRW Area's potential to become a more balanced and prosperous area and an important part of the future of London.

#### **II.1.5. Estimated total value**

Value excluding VAT: 450 000 000,00 GBP

#### **II.1.6. Information about lots**

This contract is divided into lots: no

### **II.2. Description**

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

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, 45213252 Workshops construction work , 45213110 Shop buildings construction work, 45213111 Shopping centre construction work, 45212420 Construction work for restaurants and similar facilities, 45212421 Restaurant construction work, 45211340 Multi-dwelling buildings construction work, 45211341 Flats construction work, 45212000 Construction work for buildings relating to leisure, sports, culture, lodging and restaurants, 45212100 Construction work of leisure facilities, 45212330 Library construction work, 45212331 Multimedia library construction work, 45214000 Construction work for buildings relating to education and research, 71200000 Architectural and related services, 71220000 Architectural design services, 71240000 Architectural, engineering and planning services, 71242000 Project and design preparation, estimation of costs, 71245000 Approval plans, working drawings and specifications, 71246000 Determining and listing of quantities in construction, 71247000 Supervision of building work, 71248000 Supervision of project and documentation, 71300000 Engineering services, 71310000 Consultative engineering and construction services, 71311000 Civil engineering consultancy services, 71311100 Civil engineering support services, 71311210 Highways consultancy services, 71311220 Highways engineering services, 71311300 Infrastructure works consultancy services , 71313400 Environmental impact assessment for construction, 71313440 Environmental Impact Assessment (EIA) services for construction, 71314000 Energy and related services, 71400000 Urban planning and landscape architectural services, 71410000 Urban planning services, 71420000 Landscape architectural services, 71500000 Construction-related services , 71510000 Site-investigation services, 71520000 Construction supervision services, 71521000 Construction-site supervision services, 71540000 Construction management services, 71541000 Construction project management services

#### **II.2.3. Place of performance**

NUTS code: UKI12 Inner London - East

Main site or place of performance: Inner London — East.

#### II.2.4. Description of the procurement

The HRW scheme is 1 of London's most exciting regeneration opportunities, offering the potential to deliver at least 1 400 new homes, 8 800 m<sup>2</sup> of commercial space and new community facilities structured within a creative and inspiring framework of place-making. The scheme seeks to secure physical, social and economic regeneration outcomes providing sustainable neighbourhoods that embed opportunities for significantly improved health and well-being for local communities.

The HRW scheme provides the opportunity to deliver:

- A minimum of 1 400 new high-quality homes to include 145 new high-quality council homes and 46 shared equity homes;
- A minimum of 4 800m<sup>2</sup> of A1, A3, A4 retail space;
- A minimum of 3 000m<sup>2</sup> of D2 leisure space;
- A minimum of 1 000m<sup>2</sup> of B1 business space;
- A new 1 400 m<sup>2</sup> library learning centre;
- Improvements to the landscape and public realm, including a major new link between an enhanced White Hart Lane Station and Tottenham Hotspur Football Club ('THFC').

In addition the site provides the opportunity to deliver an energy centre accommodating the plant required for a District Energy Network (DEN), that ultimately will serve the HRW Area, THFC and Northumberland Park Estate providing all hot water and space heating needs. The operator of the energy centre will be procured by HC, and will provide the plant required for the DEN. HC's Cabinet will be considering the business case for the DEN in September 2016.

HC may include additional land within the area to be developed by the selected partner, should it be deemed to support the objectives of the High Road West regeneration scheme. HC's vision for the HRW Area is to create a vibrant and sustainable new neighbourhood with a blend of housing — increasing local residents' housing choice and supply, whilst also supporting the creation of a leisure destination for London (alongside the planned development at THFC).

In order to meet its vision, HC has established the following project objectives:

- To deliver comprehensive regeneration of the HRW Area that creates a vibrant, attractive and sustainable neighbourhood and supports the delivery of a new sports and leisure destination for London;
- To regenerate the Love Lane Estate, ensuring that all current secure tenants are re housed within the area in high quality and high performing homes built to the London Mayor's Design Guide Standards;
- To deliver a broad mix of tenures including innovative new affordable housing products and (potentially) Private Rented Sector in a tenure blind development;
- To create a new attractive, vibrant and economically successful local centre within the south of the site, which supports both the future community and the creation of a leisure destination alongside planned development at THFC, whilst also measurably increasing employment opportunities;
- To deliver new community infrastructure that meets the needs of an increased population, including a new library learning centre and if necessary health and educational facilities;
- To secure wider social and economic benefits for the local community, including employment, education, health and community safety benefits as set out in the Tottenham People Programme;
- To deliver high quality design which will create a healthy, safe and economically active neighbourhood and high quality architecture that responds to the existing character and heritage of the area;

- To significantly increase the amount and quality of public space in the area, including delivering a new high quality public square, which is activated with community and other uses, to link White Hart Lane station to the High Road;
- To ensure that environmental sustainability is designed into the scheme addressing urban challenges such as climate change adaptation, noise pollution and air quality.

#### **II.2.5. Award criteria**

Price is not the only award criterion and all criteria are stated only in the procurement documents

#### **II.2.6. Estimated value**

Value excluding VAT: 450 000 000,00 GBP

#### **II.2.7. Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months: 180

This contract is subject to renewal: no

#### **II.2.9. Information about the limits on the number of candidates to be invited**

Envisaged minimum number: 5 Maximum number: 6 Objective criteria for choosing the limited number of candidates:

As set out within the tender documents.

#### **II.2.10. Information about variants**

Variants will be accepted: no

#### **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

#### **II.2.14. Additional information**

The estimated total cost of this scheme is in the region of 400 000 000 GBP and 500 000 000 GBP. The reason for this range is due to the range of factors which shall be discussed during the Competitive Dialogue Procedure which include but are not limited to the lifespan of the arrangement and the potential size and value of the assets which may be transferred to (or which may otherwise be developed or managed) by the partner. However, please note that all dates, time periods and figures in relation to values and volumes specified in this notice are approximate only and HC reserves the right to change any or all of them.

Further details will be provided throughout the procurement and the final scope of the opportunity will be subject to further dialogue.

It is envisaged that a development agreement will be entered into with the selected partner containing obligations (conditional on planning permission being obtained) to build out the development within a pre-agreed programme. The programme will be discussed during the Competitive Dialogue Procedure, but is anticipated to be between 10-15 years.

The procurement documents can be accessed via: <http://www.delta-esourcing.com/tenders/UK-UK-London:-Real-estate-services./8C2SDJ7NE6> from the date of dispatch of this notice.

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

### **Section III: Legal, economic, financial and technical information**

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### **III.1. Conditions for participation**

#### **III.1.1. 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 of the European Parliament and of the Council and Regulation 57 of the Public Contracts Regulations 2015. Details of the conditions will be set out in the tender documents.

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

List and brief description of selection criteria:

Further information will be set out in the tender documents.

Minimum level(s) of standards possibly required:

Further information will be set out in the tender documents.

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

List and brief description of selection criteria:

Further information will be set out in the tender documents.

Minimum level(s) of standards possibly required:

Further information will be set out in the tender documents.

### **III.2. Conditions related to the contract**

#### **III.2.2. Contract performance conditions**

1. Parent company guarantees, deposits, bonds or other forms of appropriate security may be required as set out in the tender documents.

2. The financing conditions and payment arrangements are as described in the tender documents.

3. In the event of a successful consortium bid, HC may specify that the consortium member takes a particular legal form and/or require 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 is used, the ultimate parent company may be required to provide a guarantee in respect of the performance of the contract by the subsidiary before acceptance.

4. 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.

## **Section IV: Procedure**

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### **IV.1. Description**

#### **IV.1.1. Type of procedure**

Competitive dialogue

#### **IV.1.3. Information about a framework agreement or a dynamic purchasing system**

#### **IV.1.4. Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **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 receipt of tenders or requests to participate**

Date: 11/07/2016 Local time: 12:00

##### **IV.2.3. Estimated date of dispatch of invitations to tender or to participate to selected candidates**

Date: 08/08/2016

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

English

### **Section VI: Complementary information**

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#### **VI.1. Information about recurrence**

This is a recurrent procurement: no

#### **VI.3. Additional information**

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement.

HC is holding a Bidder Briefing event in relation to this opportunity on 13.6.2016. If you wish to attend this event please contact: [tottenhamregeneration@haringey.gov.uk](mailto:tottenhamregeneration@haringey.gov.uk)

The Memorandum of Information and PQQ are available online via: <http://www.delta-esourcing.com/tenders/UK-UK-London:-Real-estate-services./8C2SDJ7NE6> from the date of dispatch of this notice. Expressions of interest should be by way of completion and return of the PQQ by the time and date specified in Section IV 2.2) HC will evaluate Bidders' PQQ responses in accordance with the PQQ and, following evaluation, will draw up a short-list of Bidders. HC then intends to issue to the short-listed Bidders an Invitation to Participate in Dialogue ('ITPD') (which will include the Invitation to Submit Outline Solutions ('ISOS')). The short-listed Bidders and HC will commence dialogue and Bidders will be invited to submit outline solutions on this project in accordance with the ITPD and ISOS.

HC 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. HC 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.

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

Bidders are advised that HC is subject to the Freedom of Information Act 2000 (FOIA) and the Environmental Information 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. HC 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 HC 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 (LGTC), local authorities are 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 GBP. Details required include but may not be limited to reference number, title, department, description, supplier name and details, estimated annual spend and /or budget, unrecoverable VAT, start, end and contract review dates, method of contracting and supplier status namely SME and/or voluntary or community sector organisation together with the relevant registration number. HC is also subject to the reporting requirements set out in Regulations 83 and 84 of the Public Contracts Regulations 2015 (PCR). HC reserves the right to publish details as required pursuant to the LGTC and the PCR.

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./8C2SDJ7NE6>

To respond to this opportunity, please click here: <https://www.delta-esourcing.com/respond/8C2SDJ7NE6>

GO Reference: GO-2016531-PRO-8291211.

#### **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

Country: United Kingdom

Telephone: +44 2079477882

Internet address: <http://www.justice.gov.uk>

##### **VI.5. Date of dispatch of this notice**

31/05/2016