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**United Kingdom-Ealing: Construction work
2019/S 217-531760**

Contract award notice

Results of the procurement procedure

Works

Legal Basis:

Directive 2014/24/EU

Section I: Contracting authority

I.1) Name and addresses

Official name: London Borough of Ealing
Postal address: 3rd Floor Perceval House, 14-16 Uxbridge Road
Town: Ealing
NUTS code: UK
Postal code: W5 2HL
Country: United Kingdom
Contact person: Miss Sarah Hadland
E-mail: hadlands@ealing.gov.uk
Telephone: +44 2088255000

Internet address(es):

Main address: <http://www.ealing.gov.uk>
Address of the buyer profile: <http://www.ealing.gov.uk>

I.2) Information about joint procurement

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:

High Lane Estate Regeneration — 1189
Reference number: DN121762

II.1.2) Main CPV code

45000000

II.1.3) Type of contract

Works

II.1.4) Short description:

The London Borough of Ealing has appointed a development partner to completely redevelop the High Lane estate.

II.1.6) **Information about lots**

This contract is divided into lots: no

II.1.7) **Total value of the procurement (excluding VAT)**

Value excluding VAT: 99 000 000.00 GBP

II.2) **Description**

II.2.1) **Title:**

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

II.2.3) **Place of performance**

NUTS code: UK

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

The London Borough of Ealing has appointed a development partner to completely redevelop the High Lane estate. The development partner will secure scheme financing, produce their own development proposals (having regard to the planning guidance provided) submit a planning application, demolish and build the new homes on a phased basis, with the Council purchasing a required amount of affordable housing. In return for the construction of housing to be retained by the Council (or transferred to the Council or its nominated purchaser where appropriate) for replacement housing (both social and housing to be offered at a discount market rent), land will be provided to enable the development partner to construct market housing. At the request of the Council, a proportion of the replacement housing (i.e. that to be offered at a discount to market rent) will be transferred to Broadway Living, a wholly owned subsidiary of the Council.

The development and construction risk will be taken by the developer, notwithstanding obligations of both a contractual and statutory nature upon the Council and the clear intention of the Council to enter agreement with the Developer on a partnership basis.

II.2.5) **Award criteria**

Quality criterion - Name: Quality / Weighting: 40

Price - Weighting: 60

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**

Section IV: Procedure

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.1.6) **Information about electronic auction**

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

The procurement is covered by the Government Procurement Agreement: no

IV.2) **Administrative information**

IV.2.1) **Previous publication concerning this procedure**

Notice number in the OJ S: [2016/S 061-102828](#)

IV.2.8) **Information about termination of dynamic purchasing system**

IV.2.9) **Information about termination of call for competition in the form of a prior information notice**

Section V: Award of contract

Title:

High Lane Estate Regeneration — 1189

A contract/lot is awarded: yes

V.2) **Award of contract**

V.2.1) **Date of conclusion of the contract:**

08/10/2019

V.2.2) **Information about tenders**

Number of tenders received: 3

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: no

V.2.3) **Name and address of the contractor**

Official name: Rydon Group Ltd

Postal address: Rydon House, Station Road, Forest Row

Town: East Grinstead

NUTS code: UK

Postal code: RH18 5DW

Country: United Kingdom

The contractor is an SME: no

V.2.4) **Information on value of the contract/lot (excluding VAT)**

Total value of the contract/lot: 99 000 000.00 GBP

V.2.5) **Information about subcontracting**

Section VI: Complementary information

VI.3) **Additional information:**

VI.4) **Procedures for review**

VI.4.1) **Review body**

Official name: London Borough of Ealing

Postal address: Perceval House, 14-16 Uxbridge Road

Town: Ealing

Postal code: W5 2HL

Country: United Kingdom

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

VI.4.3) **Review procedure**

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

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

07/11/2019