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**United Kingdom-Harrow: Real estate services  
2019/S 120-294236**

**Contract notice**

**Services**

**Legal Basis:**

Directive 2014/24/EU

**Section I: Contracting authority**

**I.1) Name and addresses**

London Borough of Harrow  
Civic Centre, Station Road  
Harrow  
HA1 2XY  
United Kingdom  
Contact person: Mrs Lisa Taylor  
Telephone: +44 2084209219  
E-mail: [lisa.taylor@harrow.gov.uk](mailto:lisa.taylor@harrow.gov.uk)  
NUTS code: UKI

**Internet address(es):**

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

**I.2) Information about joint procurement**

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at:  
[www.londontenders.org](http://www.londontenders.org)  
Additional information can be obtained from the abovementioned address  
Tenders or requests to participate must be submitted electronically via: [www.londontenders.org](http://www.londontenders.org)

**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:**

Harrow Strategic Development Partnership  
Reference number: DN412551

**II.1.2) Main CPV code**

70000000

**II.1.3) Type of contract**

Services

II.1.4) **Short description:**

Harrow Council (the "Council") is seeking to procure a private sector partner as its strategic development partner (the "Partner") to develop multiple core sites in Harrow and the surrounding area in connection with the Council's regeneration programme (the "Project").

The Council intends to incorporate a separate vehicle (the Harrow Strategic Development Partnerships (the "HSDP")) for the Project and that such vehicle will be in the form of a limited liability partnership. It is envisaged the Council and the Partner will each be members with an equal interest in the HSDP.

It is envisaged that the Council will contribute the core sites to the HSDP and the Partner will provide funding and services. This may include (amongst others) construction services and development management services. The HSDP will develop the core sites and provide construction works to the Council. The HSDP will also provide construction works and services to the Council in relation to Council owned land.

II.1.5) **Estimated total value**

Value excluding VAT: 2 500 000 000.00 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)**

45000000

II.2.3) **Place of performance**

NUTS code: UKI

Main site or place of performance:

London Borough of Harrow

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

The Council intends to regenerate certain areas in Harrow in line with its regeneration programme Building a Better Harrow. In order to achieve its aims the Council wishes to procure a Partner with whom to establish the HSDP which shall be responsible for developing three core sites. The Council also requires the option to offer future sites that are currently or may subsequently become owned by the Council to the HSDP for development. In addition, the Council requires the HSDP to provide construction works and services to the Council in relation to Council owned land ("Community Facilities"). The initial Community Facilities shall comprise the Council's Civic Centre (the new Harrow Civic Centre or "HNC").

It is envisaged that the Council and Partner will each be a member of and hold an equal equity interest in the HSDP and will jointly manage the HSDP and its assets.

The HSDP shall be tasked with delivering the following key objectives:

- to deliver wider regeneration across the Borough via new and improved mixed tenure housing, civic and community facilities, new employment space and the enhanced use of property assets within the Borough,
- to accelerate the pace of housing delivery across the portfolio of sites,
- to secure wider economic and social benefits for local residents, including skills and training, health improvement and new employment opportunities,
- use existing and new property assets to optimise value for the Council, and
- to contribute to the delivery of well designed, high quality places that make a difference for communities, businesses, residents and families both now and in the long term.

The three core sites the Council intends to contribute to the HSDP for development are: Poets Corner, Peel Road and Phase 1 of Byron Quarter (the "Core Sites"). Bidders should refer to the draft Heads of Terms and Information Memorandum for further information in relation to the Core Sites.

It is initially intended that the HSDP will focus on the development of the Core Sites and the delivery of the HNC. As the HNC is a Community Facility, the Council shall retain ownership of the land in relation to the HNC with the HSDP providing construction works and services in relation to its development.

The Council envisages its equity contribution to the HSDP will be met through its land (and potentially finance) contributions and that the Partner will contribute funding to the HSDP as its equity contribution. The Council envisages the Partner's equity contribution shall be at least equal to the Council's equity contribution. The Council also anticipates the Partner providing a number of services and expertise to the HSDP including (amongst others) construction and development management services.

It is anticipated that the Council and the Partner will enter into a members' agreement relating to the governance and operation of the HSDP for a period of 25 years with an option to extend such agreement in a number of periods up to an overall extension of 10 years. The Council's preferred legal and governance structure for the HSDP is set out in the draft Heads of Terms.

**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: 2 500 000 000.00 GBP

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

Duration in months: 300

This contract is subject to renewal: yes

Description of renewals:

The proposed duration of the contract is 25 years with the option to extend the duration of the contract in a number of periods up to an overall extension of 10 years.

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

Envisaged number of candidates: 5

**II.2.10) Information about variants**

Variants will be accepted: no

**II.2.11) Information about options**

Options: no

**II.2.12) Information about electronic catalogues**

**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 procurement will be conducted in accordance with the Public Contracts Regulations 2015. The Council is proposing to follow the competitive dialogue procedure as set out in Regulation 30 of the Public Contracts Regulations 2015.

**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**

List and brief description of conditions:

Selection Criteria as stated in the procurement documents

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 contracts**

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

III.2.1) **Information about a particular profession**

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

As set out in the SQ, the Council envisages requiring parent company guarantees or other forms of suitable security from bidders. Furthermore, where bidders are bidding as part of a consortium, the Council reserves the right to require bidders to assume a particular legal form in order to participate in the project (e.g. establishing a Special Purpose Vehicle ('SPV') to act as the private sector member of the HSDP).

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

**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.1.4) **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.1.6) **Information about electronic auction**

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

Notice number in the OJ S: [2019/S 105-255897](#)

IV.2.2) **Time limit for receipt of tenders or requests to participate**

Date: 26/07/2019

Local time: 12:00

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

Date: 12/08/2019

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

English

IV.2.6) **Minimum time frame during which the tenderer must maintain the tender**

Duration in months: 12 (from the date stated for receipt of tender)

IV.2.7) **Conditions for opening of tenders**

**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 procurement documents can be accessed free of charge at [www.londontenders.org](http://www.londontenders.org).

The Draft Heads of Terms, Draft ITPD and Draft ISOS are being issued at this stage via the Portal to explain the general approach to dialogue on this Project and have been included for Bidders' information only at this stage and do not amount to an invitation to commence dialogue and/or to submit an outline solution.

The Council will evaluate Bidders' responses to the SQ and intends to shortlist the top [five] bidders in accordance with the process set out in the SQ. The Council then intends to issue the updated ITPD and ISOS to those Bidders that have been selected to be invited to participate in dialogue and submit outline solutions in accordance with the ITPD and ISOS.

The Council 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 Council shall not be liable under any circumstances for any costs, charges or expenses incurred by any bidder or prospective bidder in responding to this notice or in taking part in this procurement process.

VI.4) **Procedures for review**

VI.4.1) **Review body**

Royal Court of Justice  
Strand  
London  
WC2A 2LL  
United Kingdom

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

VI.4.3) **Review procedure**

Precise information on deadline(s) for review procedures:

Any appeals should be promptly brought to the attention of Lisa Taylor of the Council at the address specified in Section I above, and will be dealt with in accordance with the requirements of the Public Contracts Regulations 2015. Any appeals must be brought within the timescales specified by the applicable law, including without limitation, the Public Contracts Regulations 2015. In accordance with the Public Contracts Regulations 2015, the Council will also incorporate a minimum 10 calendar day standstill period from the date information on award of contract is communicated to bidders.

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

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

21/06/2019