

HORNSEY TOWN HALL REGENERATION PROJECT

LONDON BOROUGH OF HARINGEY HORNSEY TOWN HALL DISPOSAL TIMETABLE

HTH Appreciation Society (indicative milestones given in LBH cabinet papers and OJEU documents)



January 2015	Mountview Theatre School project abandoned
Early 2015	LBH & GVA consultants develop plans to dispose of site through a Official Journal of the EU procurement process – 'OJEU by competitive dialogue'
March	LBH & HTH Creative Trust public meeting announcing intentions
May	HTH Creative Trust community use and access consultation
June	LBH Cabinet signs off the planned disposal – the sale of the Town Hall, the public square, annexes, mews, TH car park and library car park on a 125 lease
September	LBH arrange schedule of interested third parties 'Information to Bidders'

OJEU STAGE 1 / PRE-QUALIFICATION STAGE

October 2015	'Prior Information Notice' issued alerting the market. Project now titled 'HORNSEY TOWN HALL REGENERATION PROJECT'
11 th November	Contract notice published on OJEU. Papers for Pre-Qualification Questionnaire (PQQ), Invitation to Submit Detailed Solutions (ISDS) & supporting information issued
14 th December	Deadline for submission of Pre-Qualification Questionnaire
15 th Dec – 14 th Jan 2016	PQQ evaluation

Evaluation Criteria for PQQ

Technical & Professional Case Studies (3)

Incl. experience of: Restoration & heritage; mixed use property developments; regeneration & public sector partnering; regeneration & community access; community engagement; project mgt; risk mgt; public realm; career development

OJEU STAGE 2 / COMPETITIVE DIALOGUE (DETAILED SOLUTIONS)

15 th January 2016	Invitation to Submit Detailed Solutions (ISDS) issued – Five bidders invited
January–April	– Bidders develop detailed projects – Site visits; presentation by Council – Dialogue meetings: finance, legal, technical (incl. quality items)
15 th April	Submission of Detailed Solutions
18 th April	Presentation of Detailed Solutions
19 th April – 13 th May	LBH evaluation & short listing (senior council officers, assisted by HTHCT in section)

Bid Evaluation Criteria for ISDS & CFT

Financial 30%: Financial offer (18%); evidence (5%); overage (2%); funding guarantees (5%)

Quality 70%: Masterplan (5%); restoration & design (5%); sustainability (2%); delivery & phasing plan (6%); development team (4%); planning strategy (5%); stakeholder engagement (2%); 5/20 year business plans (11%); enhanced community use & access (21%); legal/risk (9%)

OJEU STAGE 3 / FINAL TENDER

17 th June 2016	Invitation to Submit Final Tender (ISFT / CFT) issued – Maximum of three bidders invited
*15 th July	Final date for bidders' questions (*amended date)
*22 nd July	Submission of Final Tenders (*amended date)
August – September	LBH evaluation of Final Tenders
Mid September	Notification of Recommended Preferred Bidder
18 th October 2016	Report to LBH Cabinet for approval

STAGE 4 / CONTRACT COMMENCEMENT, DEVELOPMENT

*21 st November	Contracts (Development Agreement) (*21 st is original date, NB minimum Alcatel standstill period, for legal challenge, is 10 days from Notification)
Early 2017	– Possible public exhibition/consultation with stakeholders and community
May/June 2017	Planning application submission deadline, 6 mths after contracts signed
April 2018	Estimated start of development (given in OJEU contract notice)
December 2018	Longstop date, 2 yrs after contracts signed (final date for securing planning consents, vacant possession etc. prior to building works)
2020 est.	Practical completion of development, 125 year Lease granted

