

## Appendix A

### **SUMMARY OF LEASEHOLDER OBSERVATIONS MADE IN RESPONSE TO THE LTPC [LONG-TERM PARTNERING CONTRACTS] NOTICE DATED 28 October 2025:**

#### **There was an observation received from the leaseholder in the building MUSWELL AVENUE 143/143A**

They advised that they didn't understand what the LTPC notice related to.

The **response** was that it is still a general notice at this stage and served to all leaseholders for the sake of completeness & that a more specific S20 notice will be served if works will take place to their building in the lifetime of the agreement

The Leaseholder further came back asking to know when works to their building will be carried out

The **response** to this was that it was too early to determine if their building will have any works, as the landlord is still in a consultation process

#### **There was an observation received from the leaseholder in the building SUMMERSBY ROAD 26-32 (INC 30A & 32A)**

According to your letter Equans Regeneration Ltd. has been chosen for Summersby Road. I, herewith, want to express my concern. They believe the choice of this company is not a good decision.

The **response** was: The procurement process was conducted via the London Construction Programme (LCP) Major Works Housing Framework, MW24-H Lot 2.3 Multi-use £1m+, in accordance with the Public Contract Regulations 2015 (PCR 2015). All Contractors under this Lot were invited to submit a bid. The procurement documentations were made available to all Contractors at the same time via the LCP procurement portal. The procurement documents contained information on how bids would be evaluated and the number of awards that would be made under the procurement process.

The Council applied a robust and transparent evaluation process, assessing tender submissions across 3 key areas: financial stability & commercial (price), quality, and social value, in line with the evaluation criteria published in the Invitation to Tender (ITT). Tenderers were required to respond to quality questions aligned with the contract specification

and delivery requirements. These responses detailed proposed delivery methodologies and demonstrated how each contractor intended to meet the Council's needs.

Quality submissions were independently assessed by a panel comprising Council Officers and Representatives. Each response was scored against the published quality criteria. The Council's procurement team facilitated moderation sessions to review individual scores and comments, ensuring a fair and consistent consensus score was agreed for each question.

The price submissions were also independently reviewed by both the Council's procurement team and its external consultancy firm. Each bid was assessed against the published price criteria to make sure the scoring was accurate and impartial. In addition, Social Value was evaluated separately by Social Value Portal who specialise in evaluating and measuring Social Value in accordance with the Social Value TOMS system (Themes, Measures and Outcomes).

After all submissions were scored, the Council's procurement team carried out a final review to check the results and calculate the combined scores for price, quality, and social value. This helped identify which bids offered the most economically advantageous tender (the best overall value, not just the lowest price.) The four contractors with the highest combined scores were awarded contracts.

Equans Regeneration Limited as one of the successful bidders, went through this full and robust evaluation process. Their appointment reflects a fair and transparent assessment based on published criteria, expert input, and independent reviews. This ensures confidence that the contract was awarded on merit and in line with Public Contracts Regulations 2015 (PCR 2015).

#### **There was an observation received from the leaseholder in the building RUSSELL ROAD 24-32 (EVEN)**

1. Do you know the likely cost that I (as a leaseholder of 30 Russell Road) am likely to have to pay? (a rough estimate is fine)
2. Do you know when I am likely to incur these charges? (rough estimate is fine)

The **response** was that there is no financial information from the current consultation process to determine if works will be carried out in this block and therefore unable to confirm if any charges will apply.

**There was an observation received from the leaseholder in the building  
RUSSELL ROAD 24-32 (EVEN)**

They were writing due to concern if their property and block is involved in this notice

The **response** was that the notice received is a Long-Term Agreement and this has been issued borough-wide, it is all so very general at this stage and so I cannot provide any specific details of any works that may happen

At this moment in time, no specific works have been identified, so I cannot advice if any works will affect your block/building. It is also worthy to note that the agreement has a 10-year life span and if works may happen these may happen at any time during this period

## Appendix A\_2

### **SUMMARY OF NOMINATIONS MADE IN RESPONSE TO THE LTPC [LONG-TERM PARTNERING CONTRACTS] NOTICE DATED 28 October 2025:**

#### **There was a request to inspect the documents from the Leaseholder at 151 The Sandlings**

Partial Response provided in an email with links to documents provided by the Project Team.

The leaseholder did not show up as arranged on 24 November 2025 & there was no update email from them on the day to advise

Further to contact they advised they were busy and stated that they may attend 2 or 3 December. They have been advised that the landlord will not be able to honour any of the suggested dates.

The response from the leaseholder was they were unable to attend to view for personal reasons and requested the pricing information to be sent via email. The final response to this is the documentation may contain sensitive information & therefore unable to provide these via email.