

# LAND AT 209-213 HANWORTH ROAD

## HOUNSLOW, LONDON TW3 3UH

An exceptional residential/educational mixed-use development opportunity

LocatED is inviting responses from developers, contractors and housebuilders to deliver a new 90-place school and residential scheme, on behalf of LocatED and the Department for Education:

- 2.72 acres (1.1 ha) development opportunity close to Hounslow town centre
- Designated as a strategic site to deliver educational and residential uses
- Excellent transport links to central London and Heathrow Airport via Hounslow railway station, Hounslow Central underground station and an extensive local bus network
- Positive pre-application discussions for a school and circa 115 new homes.



**Mixed-use development opportunity**

Locat ED

# INTRODUCTION AND OBJECTIVES

## About LocatED

LocatED is a government-owned property company, responsible for buying and developing sites for new schools in England. It is one of the largest purchasers of land in the UK. Its multi-disciplinary team has specialist skills and extensive property-sector experience, supported by a distinguished board.

LocatED operates commercially and at pace in a competitive market, working directly with landowners, agents and developers.

In-house specialists deliver complex mixed-use developments to support the cost-effective delivery of new schools. LocatED also provides strategic property advice to the Department for Education, school trusts, local authorities and central government departments to support the provision of education in an efficient and fit-for-purpose estate.

## Objectives for this site

LocatED is seeking to procure a development partner to:

1. Deliver an exceptional school, by September 2023, which complies with the Department for Education's output specification and the ambitions of the school trust
2. Deliver circa 115 high-quality homes
3. Integrate the school and homes to create a vibrant, mixed-use development that achieves excellence in urban design and sustainability
4. Maximise the financial return from the site while minimising the capital cost of the school.



# ABOUT 209-213 HANWORTH ROAD

## Site

The site is vacant and has been cleared of any previous buildings.

It is rectangular in shape and mostly level. Vehicles can access the site from Hanworth Road (A314) and Clarence Terrace.

The site was acquired by the Department for Education to support the delivery of two Government priorities: new school places and new homes.

It is strategically designated for both residential and educational uses.

There have been positive pre-application discussions with the Local Planning Authority to bring forward:

- a special educational needs school for 90 pupils
- circa 115 residential units, including affordable housing.

## Situation

The surrounding area is predominantly residential, with two-storey terraced houses bordering to the south of the site, and four-storey apartment blocks to the north.

Hounslow Business Park is directly west of the site, on Alice Way, where some buildings extend up to four storeys in height.

The Sri Guru Singh Sabha Gurdwara Temple is immediately to the west of the site.

## Location

Located in the London Borough of Hounslow, 209-213 Hanworth Road is approximately 11 miles from central London.

The site offers very good public transport links with excellent bus services to neighbouring districts, central London and Heathrow Airport.

Hounslow Central underground station, a 14-minute walk away, is served by the Piccadilly Line, with fast connections to central London and Heathrow Airport. Hounslow railway station is an eight-minute walk away, with connections to London Waterloo and Weybridge.

Hounslow town centre is just half a mile away (an 11-minute walk) to the north-east of the site.

Timings and distances calculated with TfL journey planner.

## Title summary

The site is owned by the Ministry of Housing, Communities and Local Government on behalf of the Department for Education. A full title pack will be made available to shortlisted developers.

**Artist's impression of potential mixed-use development**



# PLANNING OVERVIEW

The site is designated in the local plan as a strategic site (Site Allocation 47 – Hanworth Road, Hounslow) for mixed-use development comprising residential and educational uses.

The site constitutes previously developed land, with the previous industrial buildings demolished some time ago.

The site has a PTAL rating of 3 to 6a meaning the site has excellent transport links. The site is in Flood Risk Zone 1. There are no statutory listed buildings on the site, however the neighbouring Gurdwara Temple is a locally listed building. There are no ecological designations associated with the site.

An indicative masterplan has been prepared by LocatED's project team. This comprises:

- Three-storey 2,600m<sup>2</sup>, special educational needs school for 90 pupils, aged 11 to 19
- Circa 115-unit residential development
- Circa 23 car parking spaces for the school.

LocatED has sought pre-application advice in relation to the proposed scheme from the London Borough of Hounslow. The Local Planning Authority has confirmed its support for a number of key principles. These are:

- Support for the principles of development and a mix of uses for the site
- The layout of the scheme, with the school in the middle of the site book-ended with residential development
- The massing of the educational and residential buildings which comprise three storeys, with the fourth floor set back and a further fifth floor setback to the south west corner
- Further work and justification required regarding the movement of traffic and the quantum of car parking.

**We are seeking proposals that build upon the positive response and meet our objectives set out on page one.**

# THE DEVELOPER'S ROLE

LocatED intends to enter into a development agreement using the Competitive Procedure with Negotiation OJEU procurement route.

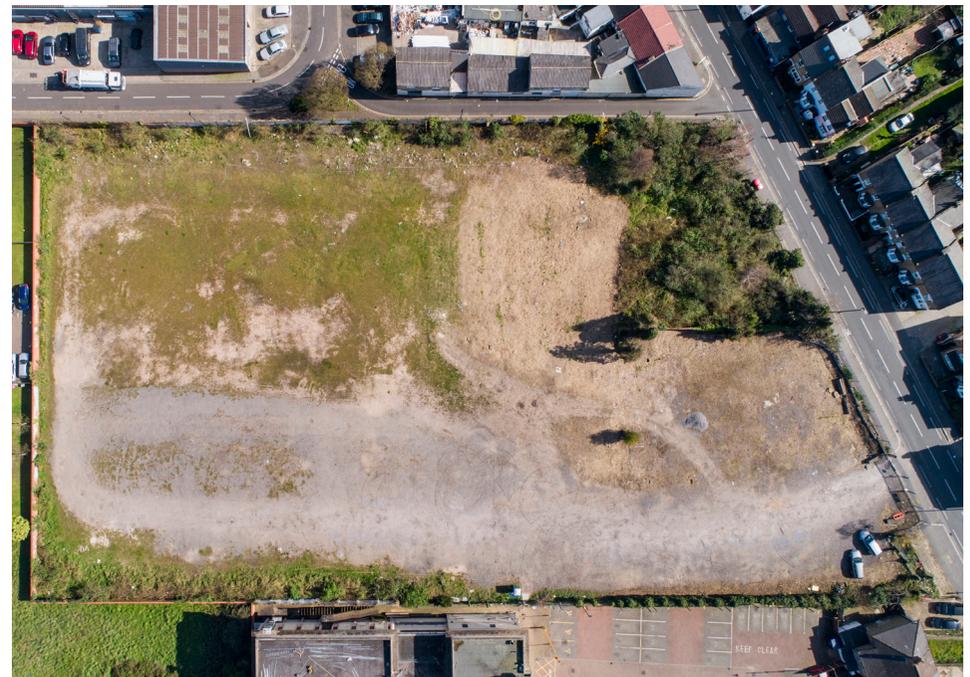
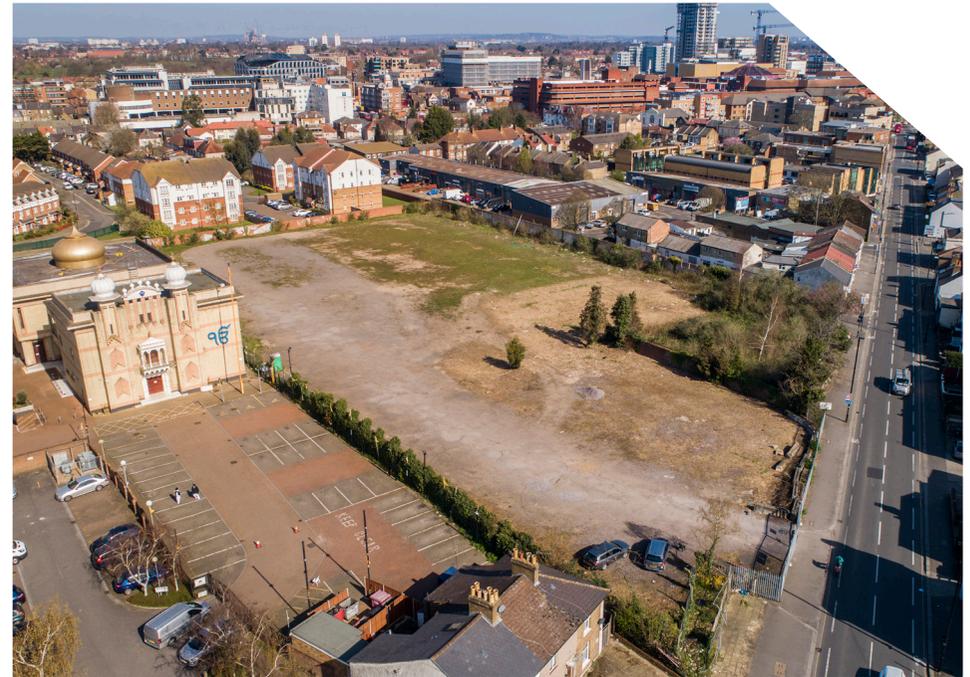
The development partner will be responsible for working up a detailed and comprehensive site-wide scheme, submitting and obtaining planning permission, and managing the delivery of the entire project.

The development partner will be expected to fund the planning application, site-wide infrastructure works and the residential element of the scheme. Construction of the school will be funded by the Department for Education.

Following completion of the school construction, and in consideration of a land payment, the Department for Education will grant the development partner a long leasehold interest in the residential land.

It is expected that the development partner's role will include, but not be limited to:

1. Creating a project team to meet the objectives of the development opportunity and work closely with LocatED's project team
2. Developing the design
3. Optimising the phasing strategy
4. Working with LocatED, the Department for Education and the school trust to deliver the school for an opening date of September 2023
5. Securing planning permission for the scheme as well as all other necessary consents
6. Designing and delivering a scheme that is viable, fundable and commercially deliverable
7. Managing delivery of the development, including the supply chain
8. Undertaking the branding, promotion, marketing, and sales of the homes
9. Aftercare, maintenance and, as applicable, on-going estate management of the completed development, including the school.



# MARKETING AND DEVELOPER SELECTION PROCESS

LocatED will procure a development partner via the Competitive Procedure with Negotiation procurement route in accordance with the Public Contracts Regulations 2015. The stages will consist of a Selection Questionnaire (SQ) and Invitation to Tender (ITT).

LocatED intends to engage in negotiation with the final shortlisted bidders in the process before the selection of the preferred bidder.

Interested parties should confirm their interest in the project by emailing [located.procurement@located.co.uk](mailto:located.procurement@located.co.uk) using reference HRDP Hanworth Road.

## Further information

If you have any questions about this opportunity, please register and submit your query to: [located.procurement@located.co.uk](mailto:located.procurement@located.co.uk) using reference HRDP Hanworth Road.

All correspondence regarding this opportunity will be via this email address.

## Indicative procurement programme

LocatED is committed to working to an effective procurement programme, details of which are outlined below.

Stage	Time/date
Publish Prior Information Notice	25 June 2020
Publication of OJEU notice and release of Selection Questionnaire	2 July 2020
Webinar registration closes	16 July 2020
Webinar	24 July 2020
SQ responses required	Midday, 7 August 2020
ITT to be issued to a maximum of five applicants	w/c 24 August 2020
ITT response required	Midday, 21 December 2020
Appoint development partner	3 May 2021

LocatED intends to adhere to the timetable although indicative only and expressly reserves the right to amend the timetable at its discretion.

In the event of any such amendments, LocatED will notify all applicants.



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