

SHORTLIST OF SIX DEVELOPERS FOR THE GARDEN REVEALED

- ***The Garden at New Covent Garden Market* attracts high profile interest from the development community**
- **Six developers shortlisted for unique London development opportunity in Nine Elms**
- **Final chosen private development partner will be announced by CGMA in mid 2011**
- **Government announces extension of CGMA Chairman's appointment to continue to oversee redevelopment project**

Covent Garden Market Authority (CGMA) has today announced the shortlist of developers selected for the next stage of the procurement process to develop *The Garden at New Covent Garden Market*. This is a key step in the redevelopment of New Covent Garden Market which will see a brand new fresh produce Market built on the existing site in Nine Elms.

Six bidders have been shortlisted for this unique development opportunity – one of London's largest – following the successful completion of the Pre Qualification Questionnaire (PQQ) stage of the OJEU procurement process. The six selected parties are:

- Barratt Developments Plc & Kier Group plc
- Berkeley Group plc
- Bouygues UK Ltd
- St. Modwen Properties plc
- Stanhope plc
- The Garden Development Partnership

Each of those shortlisted will now be asked to take part in the competitive dialogue process with CGMA which will commence in August and will run until early next year. CGMA intends to down select from six to three parties to enter detailed dialogue from October. During this time potential partners will be asked to work with CGMA to develop a scheme for the redevelopment of *The Garden at New Covent Garden Market*.

The Garden will be developed at no expense to the tax payer and will be entirely self financing from CGMA's land assets. It has the potential to generate a gross development value of around £1 billion for the selected private development partner from a high density, residential led, mixed use scheme located mainly on the Northern Site (where the Flower Market is currently located) but also on additional areas of land which have been identified as surplus to the new Markets' needs.

It also provides the opportunity for a developer to lead the regeneration of a key piece of London and the gateway to the Nine Elms Opportunity Area, and to deliver a modern new market which will remain within the ownership of CGMA.

Baroness Brenda Dean, Chairman of Covent Garden Market Authority said:

"The calibre of our shortlist demonstrates the importance of the development opportunity we have here at The Garden. Crucially this project will be delivered with no call on Treasury Funds – it will be

entirely funded via our asset base and we are therefore delighted that in these testing times we have attracted this level of interest and look forward to working with these parties through the next stage of the process.

“This is another significant step for CGMA in achieving our vision and we will continue to push ahead with this project to ensure we achieve our vision and deliver a new market for London.”

Jan Lloyd, Chief Executive of Covent Garden Market Authority said:

“We knew from the outset that The Garden represented a fantastic business opportunity and our shortlist of some of the foremost developers shows we were right.

“Our priority remains the Market and delivering this for our tenants and their customers, and with the expertise of those on the list we are confident we will get a Market we can all be proud of today and in the future.

“The challenge now is to ensure that each of these companies is able to maximise the potential of this unique site and make it the food destination for London.”

Nigel Durman, Director of Drivers Jonas Deloitte said:

“The Garden is a unique opportunity to become involved in transforming one of the last large scale development sites in the Capital. Despite the challenging economic climate, I am delighted with the level of interest received and that we have such a strong shortlist of potential partners.”

The competitive partner selection process is being undertaken in accordance with the competitive dialogue procedure under the Public Contracts Regulations 2006. CGMA are being advised on the procurement process by Turner & Townsend (Development Manager), Drivers Jonas Deloitte (Property), KPMG LLP (Financial) and Eversheds LLP (Legal).

In tandem with the procurement process, CGMA is also continuing to work towards the submission of a planning application to Wandsworth Council in late 2010.

Last week Farming Minister Jim Paice also announced the extension of Baroness Dean of Thornton-le-Fylde’s appointment as Chairman of CGMA. Baroness Dean has been Chairman of CGMA since April 2005 and this extension will see her remain in post until September 2012, ensuring consistency at the top of the project during this critical time.

For further information about CGMA or The Garden at New Covent Garden Market please contact:

- Helen Evans, Covent Garden Market Authority, 020 7501 3487
- Suzi Lawrence / Jonny Popper, London Communications Agency, 020 7612 8480

NOTES TO EDITORS

The procurement timeline

The current anticipated timetable for the procurement process is:

Action	Date
• Issue Notice in Official Journal of the European Union (OJEU)	March 2010
• Issue Pre Qualification Questionnaire (PQQ)	April 2010
• PQQ response period	April – May 2010
• PQQ evaluation	May – June 2010

- Issue Invitation to Participate in Competitive Dialogue (IPCD) and Invitation to Submit Outline Solutions (ISOS) August 2010
- Competitive dialogue August 2010 – Jan/Feb 2011
- Close Competitive Dialogue & Issue Invitation to Tender (ITT) Jan/Feb 2011
- Tender completion period Feb – March 2011
- Evaluation, and confirmation of final tenders March – April 2011
- Approvals May – June 2011
- Contract award and publish Contract Award Notice July 2011

About the redevelopment project

- Launched in September 2006 by former Food & Farming Minister Jeff Rooker, the redevelopment of New Covent Garden Market is being led by CGMA with full Defra and Government support.
- Initial tenant consultation and design conception took place to establish a base case model for the Market. This was tested in summer 2007 and established as financially and functionally viable.
- CGMA recognised that private sector involvement will be needed to develop the new market and secure maximum value from any surrounding development.
- In October 2008 Government approved the business case for the redevelopment allowing CGMA to proceed with more detailed work that has led to the procurement process for a private development partner.
- *The Garden* is located within the Vauxhall / Nine Elms / Battersea Opportunity Area (VNEBOA), identified in the London Plan as an area of potential growth and regeneration.
- The draft planning framework for the VNEBOA area specifically supports the delivery of a new market as well as homes, jobs and open spaces. This document was published for consultation in November 2009 by the Greater London Authority.

About New Covent Garden Market

- New Covent Garden Market is the largest fresh produce market in the UK. It plays a vital role in supplying London's hospitality and food service sectors with fresh fruit, vegetables and flowers.
- Over 350 varieties of fruit and vegetables are sold along with flowers and foliage from around the world.
- Its customers include leading chefs, restaurants and hotels in London and throughout the UK.
- Over 2,500 people are employed across 240 companies and the central location provides ready access to the West End, City and all parts of the Capital.
- New Covent Garden Market has over 800 years of history and has been located at Vauxhall since 1974 - marking the 35th anniversary of this move in autumn 2009.
- Covent Garden Market Authority (CGMA) is the statutory corporation responsible for running New Covent Garden Market, responsible to Defra for its ownership and operation.

END