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Contract

## **Develop Plot R2, Michael Faraday Avenue, Kingsway Business Park, Rochdale for a research and development building**

Rochdale Metropolitan Borough Council

F03: Contract award notice

Notice identifier: 2025/S 000-001474

Procurement identifier (OCID): ocds-h6vhtk-04b63c

Published 16 January 2025, 11:44am

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Rochdale Metropolitan Borough Council

4th Floor, Waterside House, Waterside Plaza

Sale

M33 7ZF

#### **Contact**

Mr David Rodgers

#### **Email**

[David.Rodgers@star-procurement.gov.uk](mailto:David.Rodgers@star-procurement.gov.uk)

#### **Telephone**

+44 7977555874

**Country**

United Kingdom

**Region code**

UKD3 - Greater Manchester

**Internet address(es)**

Main address

<http://www.rochdale.gov.uk/>

Buyer's address

<http://www.rochdale.gov.uk/>

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

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**Section II: Object****II.1) Scope of the procurement****II.1.1) Title**

Develop Plot R2, Michael Faraday Avenue, Kingsway Business Park, Rochdale for a research and development building

Reference number

DN751907

**II.1.2) Main CPV code**

- 45000000 - Construction work

**II.1.3) Type of contract**

## Works

### **II.1.4) Short description**

The Council intends to invest third party grant funding by entering into a Development Funding Agreement (“DFA”) with Wilson Bowden Developments Limited (“WBD”). The DFA will develop Plot R2, Michael Faraday Avenue, Kingsway Business Park, Rochdale (the “Property”) for a research and development building (Use Class E) including office, laboratory and production space, function space and café, to be known as the Sustainable Materials and Manufacturing Centre (the “Project”).

VEAT Notice Ref: 2024/S 000-036759

Type of procedure: Negotiated without a prior call for competition

The works, supplies or services can be provided only by a particular economic operator for the following reason:

1 - protection of exclusive rights, including intellectual property rights.

### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £2,000,000

## **II.2) Description**

### **II.2.3) Place of performance**

NUTS codes

- UKD3 - Greater Manchester

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

VEAT Notice Ref: 2024/S 000-036759

Type of procedure: Negotiated without a prior call for competition

The works, supplies or services can be provided only by a particular economic

operator for the following reason:

Protection of exclusive rights, including intellectual property rights.

In 2002, the North West Development Agency ("NWDA") entered into a Joint Venture Agreement ("JVA") with WBD, which granted WBD with exclusive rights to draw down land

at the Kingsway Business Park ("Site") from Homes England, and either develop the land itself or sell it to other developers. The land is controlled by WBD through the JVA.

An alternative developer does not exist, as WBD has exclusive rights to purchase land from

Homes England on the Site and, to select an alternative developer, the Council would first have to purchase it from Homes England through exercise of statutory powers (which would

not necessarily be possible).

The Council cannot conduct a procurement to select a development partner, as WBD were

previously selected by the NWDA to deliver works on the Site

#### **II.2.5) Award criteria**

Price

#### **II.2.11) Information about options**

Options: No

#### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Restricted procedure

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

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

Notice number: [2024/S 000-036759](#)

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

16 January 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 1

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

Wilson Bowden Developments Ltd

Barratt House, Cartwright Way

Bardon Hill

LE67 1UB

Country

United Kingdom

NUTS code

- UKD3 - Greater Manchester

The contractor is an SME

No

#### **V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £2,000,000

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## **Section VI. Complementary information**

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

The High Court

London

WC2A 2LL

Country

United Kingdom