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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

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

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

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](#)

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

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

The High Court

London

WC2A 2LL

Country

United Kingdom