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Award

Crompton Place - Development Partner Procurement

Bolton Metropolitan Borough Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-004840

Procurement identifier (OCID): ocds-h6vhtk-054e8d ([view related notices](#))

Published 20 January 2026, 1:44pm

Scope

Reference

Q085

Description

Bolton Metropolitan Borough Council (the "Council") invite expressions of interest from suitably qualified and experienced suppliers in relation to entering into an agreement with the Council (the "Contract") to become the Council's Development Partner for the redevelopment of Crompton Place, Bolton.

Crompton Place represents an unrivalled opportunity to develop a high quality, residential-led mixed-use scheme at the historic heart of Bolton - the UK's largest and officially happiest town. The site is one of the largest single ownerships opportunities to come to the market in many years. The Council is doing things differently and de-risking the delivery of a key town centre location, allowing ambitious developers to shape the future of the Town Centre.

For the avoidance of doubt, the Council is seeking to appoint a master developer partner to develop the Council's Land, via a Master Development Agreement (MDA). This will

allow the parties to form a contractual joint venture approach addressing meanwhile uses and phased delivery. The MDA will provide the usual mechanisms to address the working up of the scheme designs, planning, funding and other conditional delivery items. The initial scope for the MDA will be the Council's Land as defined by the red line boundary in the Information Memorandum. Any future additional development of Additional Council Land or Third Party Land, will be agreed between the parties and is not guaranteed as part of this procurement.

Contract 1. Crompton Place - Development Partner Procurement

Supplier

- FEDERATED HERMES LIMITED

Contract value

- £20,000,000 excluding VAT
- £24,000,000 including VAT

Above the relevant threshold

Award decision date

19 January 2026

Date assessment summaries were sent to tenderers

20 January 2026

Standstill period

- End: 29 January 2026
- 8 working days

Earliest date the contract will be signed

2 February 2026

Contract dates (estimated)

- 30 April 2026 to 29 April 2041
- Possible extension to 29 April 2046
- 20 years

Description of possible extension:

There is an option if all parties agree to extend the term for up to five years on expiry of the initial term.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKD3 - Greater Manchester

Information about tenders

- 2 tenders received
- 2 tenders assessed in the final stage:
 - 1 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 1 supplier unsuccessful (details included for contracts over £5 million)

Unsuccessful suppliers

- [URBAN SPLASH DEVELOPMENTS LIMITED](#)

Submission

Submission type

Requests to participate

Procedure

Procedure type

Competitive flexible procedure

Suppliers

FEDERATED HERMES LIMITED

- Companies House: 01661776
- Public Procurement Organisation Number: PGPD-8432-PZNZ

Sixth Floor, 150 Cheapside

London

EC2V 6ET

United Kingdom

Email: dan.hyde@federatedhermes.com

Website: <http://www.federatedhermes.com>

Region: UKI31 - Camden and City of London

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1. Crompton Place - Development Partner Procurement

URBAN SPLASH DEVELOPMENTS LIMITED

- Companies House: 08338877
- Public Procurement Organisation Number: PQJZ-6379-HTTX

Timber Wharf, 16-22 Worsley Street

Manchester

M15 4LD

United Kingdom

Website: <http://www.urbansplash.co.uk>

Region: UKD33 - Manchester

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contracting authority

Bolton Metropolitan Borough Council

- Public Procurement Organisation Number: PBJZ-9785-JTLD

Town Hall, Victoria Square

Bolton

BL1 1RU

United Kingdom

Email: corporate.procurement@bolton.gov.uk

Website: <http://www.bolton.gov.uk>

Region: UKD36 - Greater Manchester North West

Organisation type: Public authority - sub-central government