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Planning

## **Strategic Private Sector Development Partner - Oldham Town Centre**

Oldham Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-008616

Procurement identifier (OCID): ocids-h6vhtk-032843

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

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

Oldham Council

Civic Centre, Oldham

Oldham

OL1 1UT

#### **Contact**

Mr Dan Cheetham

#### **Email**

[dan.cheetham@oldham.gov.uk](mailto:dan.cheetham@oldham.gov.uk)

#### **Telephone**

+44 1617703721

**Country**

United Kingdom

**NUTS code**

UKD - North West (England)

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com>

Additional information can be obtained from the above-mentioned address

**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**

Strategic Private Sector Development Partner - Oldham Town Centre

Reference number

DN603794

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

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

Vision, Priority Areas and Strategic Goals

Oldham Council's bold vision for Oldham Town Centre and wider borough is embedded within the £285m Creating a Better Place strategic framework, which has a focus on; building good quality homes; providing opportunities to learn and gain skills; growing local businesses and creating jobs; improving residents' life chances, health, and wellbeing; and, embedding sustainability to make Oldham the greenest borough in Greater Manchester.

It is on this strategic framework that the vision for Oldham's Town Investment Plan is built – that by 2030, Oldham will be a place where business and enterprise can thrive and where people will want to live, visit, relax and work. The Oldham Town Investment Plan can be viewed [here](#):

The Opportunity

Substantial investment is ongoing in Oldham's town centre, with high-quality public realm at Parliament Square in the renovated Old Town Hall area, alongside investment into the appearance and functionality of surrounding streets.

Oldham Council bought Spindles Town Square Shopping Centre in October 2020, to take control of this strategically important scheme located at the heart of the town centre. Works

are underway to undertake a comprehensive redevelopment of the shopping centre to provide a new home for Tommyfield Market, a Civic Hub, Event Space and Archive, as well as consolidate the retail core.

The redevelopment of Spindles Town Square Shopping Centre and the relocation of Tommyfield Market will free up previously developed land across the town centre. This includes the sites of the current market hall and the former leisure centre, which the Council plans to bring back to life, centred around a brand new 5.7-acre park.

### The Sites

The 5 Sites are each situated in core town centre locations and therefore present a unique opportunity to provide a significant contribution towards the transformation of Oldham town centre. The sites are:

- 1) Civic Centre
- 2) Tommyfield Market
- 3) Former Leisure Centre
- 4) Former Magistrates Court & Manchester Chambers
- 5) Bradshaw Street

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

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services

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

NUTS codes

- UKD - North West (England)

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

Oldham Council are undertaking this preliminary market engagement to consult with potential PSPs to inform approach. This will not be defined as negotiation and any future tender process will remain a competitive process.

The preliminary market engagement is being carried out under the provisions of Regulations 40 and 41 of the Public Contracts Regulations 2015 (SI 2015/102).

Involvement in this preliminary market engagement will not preclude any organisation from participating in any future tender process.

## Objectives

The primary objectives of this preliminary market engagement:

- Inform the market of the upcoming opportunity

- ensure that the requirements are correctly aligned with current and best practice and are proven and affordable

- gain insight and feedback on delivery structures

- gain insight and feedback on commercial and contracting strategies

- gain insight into funding and investment strategies

Use the information gathered to inform the tender documentation in accordance with Regulation 18 of the Public Contract Regulations 2015 (SI 2015/102)

## **II.3) Estimated date of publication of contract notice**

6 June 2022

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## **Section IV. Procedure**

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

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

The procurement is covered by the Government Procurement Agreement: Yes