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Tender

ESTATE DISPOSAL CONSULTANCY AND OTHER ASSOCIATED PROPERTY SERVICES

7 Forces Procurement
Essex Police

F02: Contract notice

Notice identifier: 2021/S 000-009197

Procurement identifier (OCID): ocds-h6vhtk-02ab5e

Published 28 April 2021, 7:36pm

Section I: Contracting authority

I.1) Name and addresses

7 Forces Procurement

Police Headquarters, Martlesham Heath

Ipswich

IP5 3QS

Contact

Adrian Woodmore

Email

adrian.woodmore@essex.police.uk

Telephone

+44 07817154221

Country

United Kingdom

NUTS code

UKH14 - Suffolk

National registration number

N/A

Internet address(es)

Main address

<http://www.suffolk.police.uk>

I.1) Name and addresses

Essex Police

Sandford Road, Springfield

Chelmsford

CM2 6DA

Contact

Adrian Woodmore

Email

adrian.woodmore@essex.police.uk

Telephone

+44 7817154221

Country

United Kingdom

NUTS code

UKH3 - Essex

Internet address(es)

Main address

www.essex.police.uk

Buyer's address

www.essex.police.uk

I.2) Information about joint procurement

The contract involves joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=37718&B=BLUELIGHT

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=37718&B=BLUELIGHT

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Public order and safety

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

ESTATE DISPOSAL CONSULTANCY AND OTHER ASSOCIATED PROPERTY SERVICES

Reference number

7F-2020-00167

II.1.2) Main CPV code

- 70330000 - Property management services of real estate on a fee or contract basis

II.1.3) Type of contract

Services

II.1.4) Short description

7 Forces Procurement Collaboration to provide estate management consultancy services relating to use, management, acquisition, disposal and development of land and property and any other associated services for up to 4 years.

The current project is the disposal of the Sutton Road Site for Kent Police and is expected to deliver in excess of £25,000,000 in Capital Receipts and £2,500,000 in annual Revenue savings. The Sutton Road Site comprises a 25 acre, 32 building campus with a purpose-built free-standing 45 m high steel lattice framed telecommunications tower. The built site extends to around 17,000 sq. m.

II.1.5) Estimated total value

Value excluding VAT: £500,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70330000 - Property management services of real estate on a fee or contract basis

II.2.3) Place of performance

NUTS codes

- UKJ4 - Kent
- UKH3 - Essex
- UKH25 - Central Bedfordshire
- UKH23 - Hertfordshire
- UKH2 - Bedfordshire and Hertfordshire
- UKH17 - Breckland and South Norfolk
- UKH16 - North and West Norfolk
- UKH15 - Norwich and East Norfolk
- UKH14 - Suffolk
- UKH1 - East Anglia

Main site or place of performance

Kent

II.2.4) Description of the procurement

The services covered by this agreement will comprise the full range of services under the RICS faculty.

Currently, the Police and Crime Commissioner for Kent (the Awarding Authority) owns the Sutton Road Site at Sutton Road, Maidstone, Kent, ME15 9BZ. The site has been used for Policing purposes since 1940 and is currently occupied by Kent Police.

Kent Police are proposing to relocate from the Sutton Road Site during 2021 and 2022 in order that the site can be sold for a residential-led redevelopment scheme during 2022.

The disposal of the Sutton Road Site is part of Kent Police's modernisation programme and in addition to supporting the organisation's working practices is expected to deliver in excess of £25,000,000 in Capital Receipts and £2,500,000 in annual Revenue savings.

The Sutton Road Site comprises a 25 acre, 32 building campus with a purpose-built free-standing 45 m high steel lattice framed telecommunications tower. The built site extends

to around 17,000 sq. m. The main site frontage buildings were opened in 1940 and comprise a purpose built mid-20th century former Police Headquarters (the Heritage buildings). The remainder of the built site has been developed in stages since the Second World War. Approximately 50% of the Sutton Road Site is taken up by the built site whilst the remainder is former playing fields.

In order to deliver this the Awarding Authority's Planning Consultants are preparing a planning application for submission to Maidstone Borough Council in Spring 2021 seeking a residential-lead development of the Sutton Road Site.

The Awarding Authority now requires ESTATE DISPOSAL CONSULTANCY AND OTHER ASSOCIATED PROPERTY SERVICES to deliver the maximum Capital Receipt from the sale of the Sutton Road Site with a strategy to secure that Capital Receipt, either as a whole or in stages, as swiftly as possible.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £500,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

36

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: Yes

II.2.11) Information about options

Options: Yes

Description of options

This agreement has the option to extend for a further 12 months (up to a total of 48

months) and the total value estimated includes the value stated in section II.1.5 includes this option period.

II.2.13) Information about European Union Funds

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

II.2.14) Additional information

The successful bidder will be immediately appointed by Kent Police to provide the service for the Maidstone Police disposal requirement. 7 Force Procurement Collaboration will retain the provider for further opportunities. Pricing should offer an attractive direct award solution to any future requirements without the need to find another provider through a framework or other competition.

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

List and brief description of conditions

Criteria as stated in the procurement documents

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.2) Contract performance conditions

The service provider must be able to demonstrate that they have extensive industry leading experience in complex Estate Disposal and provide evidence of success with similar projects.

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with a single operator

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.2.2) Time limit for receipt of tenders or requests to participate

Date

31 May 2021

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

31 May 2021

Local time

12:00pm

Place

Essex Police

Information about authorised persons and opening procedure

7 Force Procurement Team

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The 7 Force Procurement Collaboration is acting as a Central Purchasing Body as defined by the EU Procurement Directive 2014/24/EU on behalf of the 7 Police Forces of Essex, Kent, Suffolk, Norfolk, Hertfordshire, Cambridgeshire and Bedfordshire and this agreement is open to all of these bodies where required operating the services for estate within the geographical county boundaries in Kent and East Anglia as required.

VI.4) Procedures for review

VI.4.1) Review body

The High Court

The Strand

London

WC2A 2LL

Telephone

+44 2079476000

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

PDRS

BiP Solutions, Medius 60, Pacific Way

Glasgow

G51 1DZ

Telephone

+44 8452707055

Country

United Kingdom

VI.4.4) Service from which information about the review procedure may be obtained

Essex Police

Sandford Road, Springfield

Chelmsford

CM2 6DA

Email

adrian.woodmore@essex.police.uk

Telephone

+44 7817154221

Country

United Kingdom

Internet address

www.essex.police.uk