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Planning

York Central Development (Network Rail/Homes England)

Network Rail Infrastructure Limited (Working in Collaboration with Homes England)

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-009328

Procurement identifier (OCID): ocds-h6vhtk-032b0b

Published 7 April 2022, 9:20am

Section I: Contracting authority

I.1) Name and addresses

Network Rail Infrastructure Limited (Working in Collaboration with Homes England)

1 Eversholt Street

London

NW1 2DN

Email

yorkcentral@homesengland.gov.uk

Country

United Kingdom

NUTS code

UKI - London

Internet address(es)

Main address

<https://www.networkrail.co.uk>

Buyer's address

<https://www.gov.uk/government/organisations/homes-england>

I.3) Communication

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

<https://york-central-development.com>

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Other activity

Railway Services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

York Central Development (Network Rail/Homes England)

Reference number

DN560917

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The intention of this PIN notice is to gauge market interest in the opportunity and also seek feedback from interested parties on the proposals.

Network Rail and Homes England (the Landowners) are acting jointly in seeking development partners, with experience in delivering high quality regeneration, that they can work with over the long term to deliver the York Central vision. In order to progress with the development within required timescales the landowners are seeking to, initially, form a contractual joint venture with the preferred development partner. This could then be adapted to a corporate JV should all parties agree to this.

The ambition is to create a world-class mixed-use development, informed by interested local parties to enhance York as destination for high quality commercial and residential occupiers and visitors. In total the scheme, when completed, will provide up to 2,500 homes, c.800,000 sq ft of offices, retail and leisure.

Interested parties are invited to review the supplementary information which will be available via a data room which can be accessed by registering their interest via the following link <https://york-central-development.com>

Interested parties are encouraged to register to the following eTendering system <https://procontract.due-north.com/Login> if not already registered, as the procurement process will be conducted via ProContract.

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKE - Yorkshire and the Humber

II.2.4) Description of the procurement

Located directly behind York Railway Station, the Site extends to 45 hectares (111 acres) and includes land predominantly owned by Network Rail and Homes England. An Outline Application for the mixed-use development was granted in 2019 and subsequently a Reserved Matters Application was approved in 2020 for a significant first phase of

infrastructure being delivered by the Landowners.

The Landowners wish to see the whole site developed comprehensively in line with the outline planning application to provide up to a maximum of 2,500 homes, 800,000 sq ft of offices, retail and leisure uses. This includes a first phase of 650,000 sq ft of commercial space and 700 residential units. A number of different (public and private sector) occupiers have already shown strong interest in the first phase and there is potential for the appointed development partners to secure pre-lets over a significant amount of the commercial floorspace.

The qualities the Landowners are looking for in a development partner include, but are not limited to:

- demonstrating a long term investment commitment to the implementation of the York Central vision;
- undertaking masterplanning, design and planning activity;
- engaging with interested local parties and resident groups to inform and take forward aspects of the proposals;
- optimising schemes to maximise land value and the regenerative impact on later phases;
- utilising meanwhile uses, bringing life to public realm and skills in long term estate management;
- raising longer term investment and development finance;
- procurement of third party contractors and supply chain management; and
- marketing and attraction of occupiers.

II.3) Estimated date of publication of contract notice

16 May 2022

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

Section VI. Complementary information

VI.3) Additional information

Additional conditions regarding this PIN:

- 1) This PIN is not a call for competition and is not published to reduce time limits for the receipt of tenders;
- 2) Network Rail Infrastructure Limited and Homes England reserves the right not to commence any procurement or award any contract in respect of this notice;
- 3) The information contained in this PIN may be subject to change due to the impact of governance, assurance and regulatory changes. Insofar as permitted by law, Network Rail Infrastructure Limited and Homes England shall not be liable for any losses incurred by any party as a result of reliance on the information contained/linked herein;
- 4) Network Rail Infrastructure Limited and Homes England reserve the right to include this requirement within alternative procurements;
- 5) The dates stated in this PIN are indicative and subject to change.
- 6) Section I.1 is listed as Network Rail. Homes England is the joint contracting authority;
- 7) I.5 is listed as Railway Services as this is the main activity for Network Rail. Homes England's main activity is Housing.
- 8) Within section I.1: Contracting Authority both the website addresses of Network Rail and Homes England are included.