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Tender

## **Rising Sun Farm - Community Letting Opportunity**

North Tyneside Council

F02: Contract notice

Notice identifier: 2024/S 000-009395

Procurement identifier (OCID): ocds-h6vhtk-044bc3

Published 22 March 2024, 1:54pm

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

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

North Tyneside Council

Quadrant

North Tyneside

NE27 0BY

#### **Contact**

Mrs Kirsty Armstrong

#### **Email**

[kirsty.armstrong@northtyneside.gov.uk](mailto:kirsty.armstrong@northtyneside.gov.uk)

#### **Telephone**

+44 1916434955

#### **Country**

United Kingdom

**Region code**

UKC22 - Tyneside

**Internet address(es)**

Main address

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

Buyer's address

<http://www.northtyneside.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

Tenders or requests to participate must be submitted electronically via

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

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Rising Sun Farm - Community Letting Opportunity

Reference number

DN708597

#### **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**

II.1.4 Short Description North Tyneside Council (the "Authority") is conducting a procurement of a long-term operator of Rising Sun Farm, Kings Road, Wallsend ("Rising Sun Farm") in accordance with Regulation 19 of the Concession Contracts Regulations 2016.

The successful operator will manage the land and buildings located at Rising Sun Farm in order to maintain and enhance it as a recreational, leisure and educational hub.

The Authority owns the freehold of the land and buildings located at Rising Sun Farm.

The services anticipated to be provided by the successful operator at Rising Sun Farm by the Authority for this opportunity are summarised below (though full details are set out in the Request to Participate):

1. maintenance of all farm buildings and financial outgoings;
2. delivery of adult social care and day opportunities for vulnerable adults, people with a learning disability and / or autism;
3. management and development of the livery;
4. management and development of existing and future commercial tenants and occupational interests;

5. animal management including appropriate care and accommodation;
6. effective agricultural land management;
7. development of community engagement policies;
8. meeting community targets and community needs;
9. securing funding to be used for redevelopment;
10. supporting the Authority's ecology initiatives;
11. designating appropriate areas for bio-diversity net gain;
12. complying with the latest farming standards, including all necessary consents, authorisations and registrations; and
13. carrying out riparian ownership duties regarding the watercourse.

At this stage, the above list of services is indicative only and contains the broad categorisation of services rather than particulars. Bidders should assume that the services actually required will broadly be within the scope of services listed above but will also include extensions to related or ancillary services within each categorisation. The actual scope of services required may be narrower than that set out above.

Full details of the Authority's minimum requirements are set out in the Request to Participate.

Income for the operator of Rising Sun Farm is expected to derive from a number of occupational interests that are managed under separate licence agreements, including but not limited to a commercial bakery, a former day care accommodation currently occupied for food production purposes, an operational falconry and a number of liverys consisting of 32 stables currently let to horse owners. For value estimation purposes, the Authority estimates that rental revenue will be £90,000 for the first year of the contract, exclusive of any service charge

Further details are contained in Section II.2.4 as well as the preliminary market consultation document available at the address in section I.3 of this Concession Notice.

#### **II.1.5) Estimated total value**

Value excluding VAT: £3,600,000

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

This contract is divided into lots: No

## **II.2) Description**

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

NUTS codes

- UKC22 - Tyneside

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

II.2.4 Description of the procurement This is a procurement of a sub-threshold concession contract that is being conducted in accordance with Regulation 19 of the Concession Contracts Regulations 2016.

As part of this procurement, bidders may be invited to engage in dialogue with the Authority in relation to their initial tenders. Full details of the intended procurement process are set out in the Request to Participate.

The Request to Participate for the procurement is available to view and download at: <https://procontract.due-north.com/>. Bidders are required to submit their Request to Participate response in the procurement portal by no later than 12:00 noon on 26 April 2024. For further information please see the Request to Participate.

To help to ensure that sufficient interest in the contract will be generated, the services being procured will not be divided into separate lots.

### **II.2.5) Award criteria**

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

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

Start date

1 September 2024

This contract is subject to renewal

No

### **II.2.10) Information about variants**

Variants will be accepted: No

### **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

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## **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

Minimum standards and qualification details are set out 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.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

## **Section IV. Procedure**

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

#### **IV.1.1) Type of procedure**

Competitive procedure with negotiation

#### **IV.1.5) Information about negotiation**

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

#### **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

26 April 2024

Local time

12:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

22 March 2024

#### **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: 4 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.4) Procedures for review**

#### **VI.4.1) Review body**

High Court The Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom