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Contract

## **NU/1639 The Procurement of a Development Partner**

Newcastle University

F03: Contract award notice

Notice identifier: 2022/S 000-012417

Procurement identifier (OCID): ocds-h6vhtk-02a52b

Published 12 May 2022, 4:06pm

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

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

Newcastle University

Newcastle University, 1 Park Tce

Newcastle upon Tyne

NE1 7RU

#### **Contact**

Mrs Leigh Anderson

#### **Email**

[leigh.anderson@ncl.ac.uk](mailto:leigh.anderson@ncl.ac.uk)

#### **Telephone**

+44 1912088618

#### **Country**

United Kingdom

**NUTS code**

UKC22 - Tyneside

**Internet address(es)**

Main address

<https://www.ncl.ac.uk>

Buyer's address

<https://www.ncl.ac.uk>

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

Body governed by public law

**I.5) Main activity**

Education

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## **Section II: Object**

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

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

NU/1639 The Procurement of a Development Partner

Reference number

DN515418

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

- 70322000 - Vacant-land rental or sale services

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

Services

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

Newcastle University Developments Ltd is a subsidiary of Newcastle University.  
Newcastle

University is a world leading research university working in partnership with Newcastle  
City

Council, NHS trusts and local stakeholders to regenerate the 29 acre site of the former  
city

General Hospital.

The University and Newcastle University Developments Ltd acquired 27 acres of the 29  
acre site in April 2019 and since then have arrived at a clear Vision with accompanying  
objectives

as to what they want to achieve on the Campus for Ageing & Vitality (CAV). The  
University

intends to help people live longer and healthier lives by leveraging their international

reputation for ageing research and by providing a range of accommodation solutions on  
CAV.

The land to be regenerated by the Principal Development Partner is or will be under the ownership of Newcastle University Developments Ltd.

Building on the success of the Helix site and National Innovation Centres for Aging and Data,

Newcastle University Developments Ltd (NUDL) are developing this site to be a world leading example of intergenerational living co-locating education, health and a spectrum of residential developments. Their vision is to help people live longer and healthier lives through their global leadership in ageing and research, providing innovative solutions for living, leisure, learning and employment from Newcastle, for the world.

Newcastle University, on behalf of the Newcastle Developments Ltd are looking to select their principal development partner.

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

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Lowest offer: £36,772,000 / Highest offer: £57,275,000 taken into consideration

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

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

NUTS codes

- UKC22 - Tyneside

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

The scope of the appointment is set out in the associated Development Brief document along with supporting information to the returnable questions below.

- Newcastle University Developments Ltd are seeking a long-term Partner to regenerate, and

create a destination site, with CAV.

- Increase land values over time with a phased development approach.
- Enable all aspects of the Vision, in particular the research aspirations of Newcastle University.
- Promote sustainability as a core element of the regeneration.

The estimated cost of the tender is from £35,000,000 to £60,000,000. These figures represent the range of the potential gross development cost. The wide range is due to the diverse mix of possible uses and densities based upon the business model and commercial consideration of Bidders proposals.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

#### **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 IV. Procedure**

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

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

Competitive dialogue

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

The procurement is covered by the Government Procurement Agreement: Yes

### **IV.2) Administrative information**

#### **IV.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-007610](#)

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## **Section V. Award of contract**

### **Contract No**

NU/1639

### **Title**

The Procurement of a Development Partner

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

25 November 2021

#### **V.2.2) Information about tenders**

Number of tenders received: 5

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 5

The contract has been awarded to a group of economic operators: No

**V.2.3) Name and address of the contractor**

Kajima Partnerships

55 Baker Street

London

W1U 8EW

Country

United Kingdom

NUTS code

- UKC22 - Tyneside

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £65,000,000

Lowest offer: £36,772,000 / Highest offer: £57,275,000 taken into consideration

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## **Section VI. Complementary information**

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

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

Newcastle University

Newcastle upon Tyne

Country

United Kingdom

#### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

The University will incorporate a standstill period at the point information on the award of the contract is communicated to tenderers. That notification will provide full information on the award decision. The standstill period, which will be for a minimum of 10 calendar days, provides time for unsuccessful tenderers to challenge the award decision before the contract is entered into.

The Public Contracts Regulations 2015 (SI 2015 No 102) provide for aggrieved parties who have been harmed or are at risk of harm by a breach of the rules to take action in the High Court (England, Wales and Northern Ireland) within 30 days of knowledge or constructive knowledge of breach