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Tender

## **The Management of the Vulcan Works Creative Hub**

West Northamptonshire Council

F02: Contract notice

Notice identifier: 2021/S 000-012721

Procurement identifier (OCID): ocds-h6vhtk-02b922

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

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

West Northamptonshire Council

The Guildhall, St Giles Square

Northampton

NN1 1DE

#### **Contact**

Mr Daryl Read

#### **Email**

[daryl.read@westnorthants.gov.uk](mailto:daryl.read@westnorthants.gov.uk)

#### **Telephone**

+44 1604366955

#### **Country**

United Kingdom

**NUTS code**

UKF2 - Leicestershire, Rutland and Northamptonshire

**Internet address(es)**

Main address

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

Buyer's address

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

**I.3) Communication**

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

<https://procontract.due-north.com/Advert/Index?advertId=e72cab39-7372-ea11-80ff-005056b64545>

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/Advert/Index?advertId=e72cab39-7372-ea11-80ff-005056b64545>

**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**

The Management of the Vulcan Works Creative Hub

Reference number

DN472422

#### **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**

The Council wishes to invite tenders for the supply of services for the day-to-day operation and management of the Vulcan Works Creative Hub (VWCH).

The VWCH is a conversion of an existing Victorian warehouse (the Vulcan Works) with a new-build extension and new-build annex totalling circa 5,500 sq. m gross external area of SME offices and ancillary workspace for new and growing businesses within the creative industries sector.

Responsibilities include centre management, financial management, reporting and benefits maximisation, business support, building maintenance, marketing and legal and other compliance.

On completion, the Council will retain ownership and overall control of the asset with the contractor providing full responsibility for operating and maintaining the facility within the terms of the management agreement and lease. Occupation by businesses is expected to be by way of licences in a form to be approved by the Council.

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

Value excluding VAT: £12,000,000

#### **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
- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security

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

NUTS codes

- UKF24 - West Northamptonshire

Main site or place of performance

The location of the Vulcan Works Creative Hub is bounded by Guildhall Road, St John's Street, Fetter Street, and Angel Street within the central area of Northampton to the south of the Guildhall (postcode NN1 1DE).

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

The Council wishes to establish a management agreement with the contractor. The management agreement will have an initial term of 3 years with the option to extend for up to a further 2 years.

The aim of the VWCH is to support the creation and development of small and medium enterprises in the key priority creative industries sector. The facility is of exceptional local importance and strongly aligned with the strategic policy of the Council and the South East Midlands Local Enterprise Partnership (SEMLEP). The aim is to develop a creative industries hub with managed workspace targeted at businesses linked to creative and cultural activity.

The objectives are:

- to extend the spectrum of quality premises available for creative SMEs in Northampton and other organisations engaged in supporting the sector;
- to promote entrepreneurialism and new business creation together with the growth and expansion of existing businesses;
- to improve the retention of graduates and help promote an increase in the level of skills within the town;

- to attract new investment into Northampton;
- to ensure the Hub is self-financing and sustainable; and
- to support the expansion and development of Northampton's Cultural Quarter and Enterprise Zone as part of the wider vision for the South-East Midlands as one of the most innovative, successful and high performing economies in England.

The £12.5m cost of the new facility is being met by the Council, the South East Midlands LEP, and the European Regional Development Fund (ERDF).

Estimated value range of the eventual procurement may be in the range of: £1, 200, 000. GBP

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

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

Quality criterion - Name: Quality and legal / Weighting: 60

Cost criterion - Name: Financial / Weighting: 40

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The management agreement will have an initial term of 3 years with the option to extend for up to a further 2 years.

#### **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: Yes

Identification of the project

European Regional Development Fund (ERDF)

## **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: Yes

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

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

Date

5 July 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: 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.3) Additional information**

Bidders should seek independent legal and commercial advice in relation to the potential value of the

opportunity and the scheme as a whole.

The Council is carrying out this procurement under the Competitive Procedure with Negotiation pursuant to

the Public Contracts Regulations 2015 (as amended). The Competitive Procedure with Negotiation permits the Council to award the contract on the basis of initial tenders and the Council is reserving the right to exercise this option.

The Council reserves the right to vary, amend and update any aspects of the procurement documents and final details and versions of the procurement documents will be confirmed to applicants successful in being selected to participate in the relevant tender stages of the procurement procedure.

The Council reserves the right not to award the opportunity or to award only part (or a different arrangement) of the opportunity described in this contract notice.

The contractor may be required to actively participate in the achievement of social and/or environmental policy objectives relating to recruitment and training and supply chain initiatives. Accordingly contract performance conditions may relate in particular to social and/or environmental considerations.

In accordance with Regulation 50 (Contract award notices); Regulation 86 (Notices of decisions to award a

contract or conclude a framework agreement); Regulation 87 (Standstill period) and Regulations 91 to 102 of the Public Contracts Regulations 2015 (as amended). Following any decision to award the contract the Council will be providing debriefing information to unsuccessful bidders (in accordance with Regulation 86) and observing a minimum 10 day standstill period (in accordance with Regulation 87) before the contract is entered into.

Expressions of interest applications must be by way of completion and return of the selection questionnaire (SQ) (in accordance with the requirements set out in the SQ by the time limit set out in this notice).

Bidders should note that the procurement documents (including the management agreement) are draft documents at this stage, providing indicative information of the Council's intended approach in the procurement process and are for general information only.

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

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

The Royal Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

In accordance with Regulation 86 (notices of decisions to award a contract), Regulation 87 (standstill period) and Regulations 91 (enforcement of duties through the Court) of the Public Contracts Regulations 2015 (as amended).