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Contract

York Central Development

Network Rail Infrastructure Limited (Working in Collaboration with Homes England)
Homes England (the name adopted by the Homes and Communities Agency)

F03: Contract award notice

Notice identifier: 2024/S 000-013526

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

Published 26 April 2024, 8:50am

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

Region code

UKI - London

Internet address(es)

Main address

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

I.1) Name and addresses

Homes England (the name adopted by the Homes and Communities Agency)

One Friargate, 4th Floor

Coventry

CV1 2GN

Email

yorkcentral@homesengland.gov.uk

Country

United Kingdom

Region code

UKG33 - Coventry

Internet address(es)

Main address

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

I.2) Information about joint procurement

The contract involves joint procurement

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

Reference number

DN560917

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Award notification for York Central Development. This was awarded by Homes England and Network Rail (the relevant landowning Network Rail entity being Network Rail Infrastructure Limited) (the Landowners).

This development will deliver a transformational new vibrant mixed-use quarter of York City Centre, incorporating high quality public realm.

The total value of the procurement at II.1.7 and V.2.4 is the envisaged Gross Development Value (GDV) of the proposed development and not the land receipt.

Details provided at V.2.2 are in relation to the initial submission of Selection Questionnaire responses. Number of bids received at draft outline solutions stage was three. Two bids were received at the final stage.

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £1,100,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 45111000 - Demolition, site preparation and clearance work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211360 - Urban development construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213100 - Construction work for commercial buildings
- 45213150 - Office block construction work
- 45221112 - Railway bridge construction work
- 45221242 - Railway tunnel construction work
- 70110000 - Development services of real estate
- 70310000 - Building rental or sale services
- 71000000 - Architectural, construction, engineering and inspection services

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 York Central Site extends to 45 hectares (111 acres) and is majority owned by Network Rail and Homes England whilst also incorporating other land in third party ownership that falls within the boundary of the outline planning permission. The land potentially falling within the property to be made available for drawdown by the Development Partner (the Development Site) is primarily owned by the Landowners but also includes land owned by third parties.

An outline planning permission 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 have the following objectives:

- Secure a long-term Development Partner (singular or consortium) with knowledge, expertise and track record to deliver and improve upon the illustrative masterplan envisaged within the overarching vision.
- Consider the potential for delivery of the Project through different structures, such as contractual/corporate joint ventures, in dialogue with developers and wider government.
- Procure a Development Partner that can demonstrate and evidence a credible funding plan.
- Secure pre-lets & occupiers for the Development Site and deliver the scheme within the required timescales.
- Create a new vibrant mixed-use quarter of the City Centre for the benefit of all, incorporating the high-quality public realm.
- Provide a mixed-use development which responds to the existing outline planning permission.
- Secure a development proposal that achieves high quality of the design envisaged by the approved Design Code and is compliant with the Building for Healthy Life criteria.
- Secure a Development Partner which looks to deliver high quality public realm early in the development process and ensures long term stewardship in perpetuity.
- Deliver Western Station Entrance early on in the development to provide a high-quality gateway to the development.
- Deliver a low carbon sustainable development which increases social value by improving equality and wellbeing.
- Work in collaboration with stakeholders to achieve comprehensive timely delivery.

The Development Partner will undertake a wide range of activities to meet the Landowner's objectives, including but not limited to, creating Development Site proposals, undertaking design, securing consents including reserved matters planning consents, funding and/or raising of development finance, procuring third-party contractors, managing the supply chain, delivering the development, marketing and attracting occupiers/residents.

II.2.5) Award criteria

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

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

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: [2022/S 000-018635](#)

Section V. Award of contract

Title

York Central Development

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

28 March 2024

V.2.2) Information about tenders

Number of tenders received: 11

Number of tenders received from SMEs: 2

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: 11

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

V.2.3) Name and address of the contractor

McLaren (York Central) Ltd

1st & 2nd Floors, 61 Curzon Street

London

W1J 8PD

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

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

Total value of the contract/lot: £1,100,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom