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Planning

Appointment of a Food and Drink Development Partner

Hyndburn Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-016271

Procurement identifier (OCID): ocds-h6vhtk-034634

Published 14 June 2022, 1:36pm

Section I: Contracting authority

I.1) Name and addresses

Hyndburn Borough Council

Scaitcliffe House

ACCRINGTON

BB50PF

Contact

Steve Riley

Email

steve.riley@hyndburnbc.gov.uk

Telephone

+44 1254388111

Country

United Kingdom

NUTS code

UKD4 - Lancashire

Internet address(es)

Main address

<https://www.hyndburnbc.gov.uk/>

Buyer's address

<https://www.hyndburnbc.gov.uk/>

I.3) Communication

Additional information can be obtained from the above-mentioned address

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Appointment of a Food and Drink Development Partner

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Works and Services

This is an opportunity to work with the Council to deliver a major town centre redevelopment within part of the historic Market Hall, Accrington. The aim of the development is to deliver a vibrant food and drink destination, sitting alongside traditional traders. This will be a high quality scheme that sits within a prominent listed building and is consistent with the Council's Town Centre Investment Plan. The new development will appeal to residents and new visitors through an exciting, diverse and high quality food and drink offering, both during the day and into the evenings, with the potential to hold ad hoc events supporting other events on the town square.

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)

- 39000000 - Furniture (incl. office furniture), furnishings, domestic appliances (excl. lighting) and cleaning products
- 45300000 - Building installation work
- 45400000 - Building completion work
- 55300000 - Restaurant and food-serving services
- 71200000 - Architectural and related services
- 71500000 - Construction-related services

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

Main site or place of performance

Town Centre, Accrington, Lancashire

II.2.4) Description of the procurement

The Council will undertake a Selection Questionnaire (SQ) pre-qualification stage to identify a maximum of three bidders that will be invited to tender. The Council will then utilise the competitive procedure with negotiation to select a single preferred bidder with whom the Council intends to enter into a contractual arrangement. The Council reserves the right to award the contract on the basis of the initial tenders without conducting negotiations. Price is not the only award criterion, and all criteria will be stated in the procurement documents. Please note that the value of this opportunity is in the range of GBP 8 000 000 to GBP 12 000 000. The value range can only be stated in broad terms as final value will depend upon the chosen delivery model and split between redevelopment costs and partner delivery option.

Competitive procedures with negotiation may take place in successive stages in order to reduce the number of tenders to be negotiated by applying the award criteria specified in the procurement documents.

II.2.14) Additional information

The Council envisages that the redevelopment will be funded by the Government's Levelling Up Fund. The Council will be submitting a round 2 funding bid and wishes to progress the selection of a suitable development partner prior to the outcome of its bid being known so as to be in a position to start work with the partner quickly once the successful bids are announced. Tenderers should note, however, that the award of any contract will be subject to, and conditional upon, the success of the Council's round 2 Levelling Up Fund bid. The Council is considering a variety of delivery models for this project and welcomes the views of interested parties at this stage as it continues to scope the development opportunity. In particular, views are sought in respect of the following delivery options:

- The grant of a lease, with the successful tenderer assuming full responsibility for the redevelopment and future running of the food and drink offering ; or
- The creation of a joint venture vehicle between the Council and the successful tenderer, with this vehicle being responsible for the redevelopment and future running of the food and drink offering; or
- A contractual model, with the Council appointing the successful tenderer as its contractor to undertake the redevelopment works and then appointing the successful tenderer as its agent to manage the food and drink offering.

II.3) Estimated date of publication of contract notice

11 August 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

The site, Accrington Market Hall, Blackburn Road, can be viewed unaccompanied. Please note no discussion should take place on any solutions or understanding of what is intended on the Site to avoid any misleading or inaccurate information being given to the public, tenants / stall holders.