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Planning

Appointment of a Workspace/Office Development Partner

Hyndburn Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-016276

Procurement identifier (OCID): ocids-h6vhtk-034639

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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 Workspace/Office 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 redevelopment project in Accrington town centre. The aim of the development is to provide modern and attractive co-workspace/office accommodation which is available to rent flexibly on a short term (day) to medium term (week/month) basis. This will be a high quality scheme redeveloping a prominent, run-down, architecturally interesting building in a way which supports the objectives of the Council's Town Centre Investment Plan. The development will deliver an exciting workspace in the heart of Accrington Town Centre, bringing new employment opportunities to and generating additional footfall to support town centre food and retail outlets.

II.1.5) Estimated total value

Value excluding VAT: £10,000,000

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

- 45200000 - Works for complete or part construction and civil engineering work
- 45300000 - Building installation work
- 45400000 - Building completion work
- 70300000 - Real estate agency services on a fee or contract basis
- 71200000 - Architectural and related services
- 71500000 - Construction-related services
- 98340000 - Accommodation and office 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 6 000 000 to GBP 10 000 000. 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 building and shared employment space ; 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 building and shared employment space; 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 building and employment space.

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, 63 to 79 Blackburn Road, can be viewed unaccompanied from the street. 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 or landowners.