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Contract

Belfast City Council Private Sector Partner (PSP)

Belfast City Council

F03: Contract award notice

Notice identifier: 2025/S 000-017063

Procurement identifier (OCID): ocds-h6vhtk-03b0dd

Published 25 April 2025, 2:13pm

Section I: Contracting authority

I.1) Name and addresses

Belfast City Council

9-21 Adelaide Street

Belfast

BT2 8DJ

Email

cps@belfastcity.gov.uk

Country

United Kingdom

Region code

UKN06 - Belfast

Internet address(es)

Main address

www.belfastcity.gov.uk

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

Belfast City Council Private Sector Partner (PSP)

Reference number

T2482

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Belfast City Council (“Council”) has appointed a Private Sector Partner (“PSP”) to act as a master developer with the financial means and relevant experience, skills, and resources to make a significant contribution to achieving the Council’s vision for Belfast City via participation in a public private development partnership (“the Partnership”) with the Council.

The Council and the PSP will form a long term contractual joint venture (“Joint Venture”) that will be the basis of the Partnership. This will take the form of an overarching agreement, which Council is calling the Strategic Partnership Agreement (or SPA), which will, amongst other things, set out the process by which the Council and the PSP will enter into Site Specific Development Agreements.

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: £630,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70122000 - Land sale or purchase services
- 71000000 - Architectural, construction, engineering and inspection services
- 71530000 - Construction consultancy services

II.2.3) Place of performance

NUTS codes

- UKN06 - Belfast

Main site or place of performance

Belfast, Northern Ireland

II.2.4) Description of the procurement

Construction Works.

Construction Professional Services.

Real Estate Services.

The Council is a local authority and therefore is a “contracting authority” for the purposes of

the Public Contracts Regulations 2015 (“PCR 2015”) and the Concession Contracts Regulations 2016 (“CCR 2016”). The Council used the Competitive Dialogue process pursuant to Regulation 30 of the Public Contracts Regulations 2015 (as amended) (PCR) which involved the following core stages:

Stage 1 – Selection Stage -a Selection Questionnaire (SQ) stage to shortlist Tenderers based

on their capacity, capability, and financial standing;

Stage 2 – Dialogue Stage – issue of the the Invitation to Participate in Dialogue (ITPD) stage

comprised of the submission of Outline Solutions with detailed Dialogue.

Stage 3 - Final Tender Stage - Close of Dialogue and the submission and evaluation of Final

Tenders, following which the winning Tenderer will be selected.

Stage 4 – Contract Award Stage - Finalisation with Preferred Bidder and Award.

II.2.5) Award criteria

Quality criterion - Name: Approach to Concept Design / Weighting: 25

Quality criterion - Name: Approach to Delivery / Weighting: 40

Quality criterion - Name: Approach to Social Value / Weighting: 15

Cost criterion - Name: Overage / Weighting: 20

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

II.2.14) Additional information

Stage 1 Selection Stage: five Tenderers submitted a response. The three compliant & highest scoring Tenderers progressed to Stage 2.

Stage 2 Dialogue Stage: Outline Solution submissions were received from two Tenderers.

Stage 3 Final Tender Stage: Following completion of feedback on Outline Solutions and conclusion of the final phase of dialogue, final tenders were received from two Tenderers.

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: [2023/S 000-032131](#)

Section V. Award of contract

Contract No

T2482

Title

Belfast City Council Private Sector Partner (PSP)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

13 December 2024

V.2.2) Information about tenders

Number of tenders received: 5

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

V.2.3) Name and address of the contractor

John Graham Construction Ltd

Belfast

Country

United Kingdom

NUTS code

- UKN06 - Belfast

The contractor is an SME

No

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

Total value of the contract/lot: £630,000,000

Section VI. Complementary information

VI.3) Additional information

The SPA commenced on 7th April 2025 and will run for 180 months, with the ability to extend for a further 120 months.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Chichester Street

Belfast

BT1 3JF

Country

United Kingdom