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Tender

## **RMCB 049 – ASSET MANAGEMENT OF THE DARWIN SHOPPING CENTRE, SHREWSBURY**

Shropshire Council

F02: Contract notice

Notice identifier: 2024/S 000-018592

Procurement identifier (OCID): ocds-h6vhtk-047068

Published 17 June 2024, 12:05pm

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

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

Shropshire Council

Shirehall

Shrewsbury

SY2 6ND

#### **Contact**

Commissioning Development Procurement Manager

#### **Email**

[procurement@shropshire.gov.uk](mailto:procurement@shropshire.gov.uk)

#### **Telephone**

+44 1743252993

**Country**

United Kingdom

**Region code**

UKG22 - Shropshire CC

**Internet address(es)**

Main address

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

**I.3) Communication**

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

<https://www.delta-esourcing.com/tenders/UK-UK-Shrewsbury:-Non-residential-property-services./45ND692MD7>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/tenders/UK-UK-Shrewsbury:-Non-residential-property-services./45ND692MD7>

Tenders or requests to participate must be submitted to the above-mentioned address

**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**

RMCB 049 – ASSET MANAGEMENT OF THE DARWIN SHOPPING CENTRE, SHREWSBURY

Reference number

RMCB 049

#### **II.1.2) Main CPV code**

- 70332000 - Non-residential property services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

The Council is seeking an experienced asset management agent with flair, resources, and an understanding of retailer's requirements and issues who will be innovative in providing a realistic and achievable 5 year Business Plan to help grow The Darwin Shopping Centre to maintain and improve the shopping experience, attracting new retailers, shoppers and ultimately increase the income generated from this key asset.

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

Value excluding VAT: £450,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

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

NUTS codes

- UKG22 - Shropshire CC

Main site or place of performance

Shropshire CC

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

The Council is seeking an experienced asset management agent with flair, resources, and an understanding of retailer's requirements and issues who will be innovative in providing a realistic and achievable 5 year Business Plan to help grow The Darwin Shopping Centre to maintain and improve the shopping experience, attracting new retailers, shoppers and ultimately increase the income generated from this key asset.

Whilst the Council will retain the rent collection and service charge management of the centre, the successful agents will be responsible for the development and implementation of the Business Plan. This is to provide a clear strategy for the ongoing and future management of the Darwin and will seek to increase the value for money provided to the tenants, and in turn the contribution to the Shropshire economy by developing the range of retailers and goods available, which will attract more shoppers to the town.

Marketing and lettings strategy will be key to this plan along with clear financial reporting. To deliver the right tenant mix and sustainable financial returns for the Council you will be required to provide advice on and undertake lease renewals, rent reviews and lease regearing and look for extra opportunities to increase revenue and lower costs across the centre.

It is a requirement that at the end of each and every quarter during the full 3 year term of this agreement, and any agreed extension, that the appointed agent will provide a report on progress, risks, strengths, weaknesses and opportunities for the following 3, 6 and 12 month periods, including valuation updates.

The appointment will be for 3 years, with an option to extend for a further two year period.

Tenderers are required to identify all costs before submitting their tender, additional costs will not be accepted at a later date.

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

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

#### **II.2.6) Estimated value**

Value excluding VAT: £450,000

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

Start date

1 August 2024

End date

31 July 2027

This contract is subject to renewal

Yes

Description of renewals

The contract will be for 3 years, with an option to extend for a further two year period.

## **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: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

See tender documentation

#### **III.1.2) Economic and financial standing**

Selection criteria as stated in the procurement documents

#### **III.1.3) Technical and professional ability**

Selection criteria as stated in the procurement documents

### **III.2) Conditions related to the contract**

#### **III.2.3) Information about staff responsible for the performance of the contract**

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

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## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Open procedure

#### **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

17 July 2024

#### **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**

Tender must be valid until: 31 July 2024

#### **IV.2.7) Conditions for opening of tenders**

Date

17 July 2024

Local time

12:00pm

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## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 5 years

### **VI.2) Information about electronic workflows**

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-Shrewsbury:-Non-residential-property-services./45ND692MD7>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/45ND692MD7>

GO Reference: GO-2024617-PRO-26633766

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

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

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury

SY2 6ND

Email



[procurement@shropshire.gov.uk](mailto:procurement@shropshire.gov.uk)

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury

SY2 6ND

Email

[procurement@shropshire.gov.uk](mailto:procurement@shropshire.gov.uk)

Country

United Kingdom

Internet address

[www.shropshire.gov.uk](http://www.shropshire.gov.uk)

#### **VI.4.4) Service from which information about the review procedure may be obtained**

Shropshire Council

Shirehall, Abbey Foregate

Shrewsbury

SY2 6ND

Email

[procurement@shropshire.gov.uk](mailto:procurement@shropshire.gov.uk)

Country

United Kingdom

Internet address

[www.shropshire.gov.uk](http://www.shropshire.gov.uk)