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Opportunity

Establishment of a Joint Venture Development Company

The Borough Council of Pendle

F02: Contract notice

Notice reference: 2021/S 000-019567

Published: 12 August 2021, 12:05pm

Section I: Contracting authority

I.1) Name and addresses

The Borough Council of Pendle

The Town Hall, Market Street

Nelson

BB9 7LG

Contact

Peter Walpole

Email

peter.walpole@star-procurement.gov.uk

Telephone

+44 7875635549

Country

United Kingdom

NUTS code

UKD4 - Lancashire

Internet address(es)

Main address

www.pendle.gov.uk

Buyer's address

www.the-chest.org.uk

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=b4fd5d0e-bdf9-eb11-810d-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.the-chest.org.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

Establishment of a Joint Venture Development Company

Reference number

DN560191

II.1.2) Main CPV code

- 45000000 - Construction work
 - IA01 - Design and construction

II.1.3) Type of contract

Works

II.1.4) Short description

The Borough Council of Pendle (The Council) is seeking to establish a long term partnership through the creation of a Joint Venture Development Company (JV) with a private sector organisation or consortium to contribute to the regeneration and economic growth of the Borough of Pendle.

It is envisaged that the Council will, where it is applicable and at the agreement of both partners, transfer sites to the JV for development at an independently assessed value.

The initial development opportunities will be in Nelson, in particular the delivery of projects arising from Nelson Town Deal www.nelsontowndeal.co.uk. A Town Investment Plan was submitted in February 2021 to the Ministry of Housing, Communities and Local Government seeking £29.9m of investment with the intention that this would lever in a further £40m from public and private sector sources. A Heads of Terms offer for £25m has now been received and the Council and Town Deal Board are undertaking a process of reviewing the projects in line with the reduced funding.

It is the intention of the Council to work in partnership with the selected development partner to identify further sites or buildings, either in the Council's ownership, other public sector ownership, or in private ownership, for development across the Borough over the term of the appointment.

The Council expects that the private sector development partner in the JV will be experienced in undertaking a range of regeneration and economic development projects and be capable of offering full design, specification and delivery. Fundamental to the Council's requirements is that the development partner is capable of investing in the JV to complement the Council's investment and facilitate the draw down of funding, both from the public and private sector, to provide the financial capacity for projects.

The entire term of the contract is 15 years, split into an 10 year initial period plus an option to extend for a further period of 5 years.

II.1.5) Estimated total value

Value excluding VAT: £200,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD4 - Lancashire

Main site or place of performance

Pendle

II.2.4) Description of the procurement

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The value of the joint venture partnership will be dependent upon the opportunities that arise during its term. The value indicated in this notice is indicative only and is not a guarantee. This indicative value is considered a reasonable estimate of maximum value over the life of the JV.

The entire term of the contract is 15 years, split into an 10 year initial period plus an option to extend for a further period of 5 years.

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: £200,000,000

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

Duration in months

180

This contract is subject to renewal

Yes

Description of renewals

The entire term of the contract is 15 years, split into an 10 year initial period plus an option to extend for a further period of 5 years.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

IV.1.5) Information about negotiation

The contracting authority reserves the right to award the contract on the basis of the initial tenders without conducting negotiations

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

13 September 2021

Local time

5:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

High Court

Royal Courts of Justice

The Strand

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Contained within the Public Contracts Regulations 2015 (and as amended)