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Planning

Development Partner Innovation Park Medway_Northern Site

Medway Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-019617

Procurement identifier (OCID): ocds-h6vhtk-065448

Published 4 March 2026, 3:39pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Scope

Description

The fundamental aim and objective of IPM North was to provide contemporary commercial space that

would attract inward-investment and enable innovation and business growth in Medway with a focus on

Rochester. Additionally, IPM North would help the Council attract new businesses and realise the

reinvestment of business rates. This is also one of the core benefits of the North Kent Enterprise Zone.

IPM North was promoted following a raft of Council-instructed research and evidence which

demonstrated that Medway and Rochester contained areas of economic and social deprivation and a

disproportion of investment in high-technology and research and development (R&D) space, compared

to other locations in Kent and the south-east.

IPM North, when fully operational, was expected to encourage collaboration, the sharing of skills,

ensure flexibility of workspaces to foster face-to-face communication and to allow for technology change

and at the same time strengthen links with local universities which already provide highly skilled talent

and world-class research and development facilities.

The core aims and objectives of the IPM North development remain the same including:

- Creating a hub for knowledge-based employment and innovation.
- Improving the number and quality of jobs.
- Retaining and increasing the local skills base.
- Creating an innovation environment that fosters entrepreneurial activity.
- Achieve long-term economic sustainability.
- Delivering an adaptive development to meet changing demand.

PREFERRED DELIVERY APPROACH

The Council has considered the delivery options for IPM North and its preferred delivery approach is to

procure a development partner with a development agreement entered by both parties with a clear set

of obligations and performance requirements.

This model has been chosen by the Council to retain strategic control over the development and provide

them with a more balanced risk profile than direct delivery, a joint venture, or a land sale.

Total value (estimated)

- £100,000,000 excluding VAT
- £120,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2027 to 29 December 2034
- 7 years, 6 months, 29 days

Main procurement category

Works

CPV classifications

- 45111291 - Site-development work
- 70112000 - Development of non-residential real estate

Contract locations

- UKJ41 - Medway
-

Engagement

Engagement deadline

17 March 2026

Engagement process description

Please see the attached brief.

Please can you return your completed questions via email to Jon Pinkerton and Ben Le Coq at Carter Jonas by 3rd March 2026, as well Nigel Ford at Medway Council

Submission

Publication date of tender notice (estimated)

5 June 2026

Contracting authority

Medway Council

- Public Procurement Organisation Number: PWYH-3898-LDQR

Medway Council, Gun Wharf, Dock Road

Chatham

ME4 4TR

United Kingdom

Contact name: Nigel Ford

Telephone: 01634332088

Email: nigel.ford@medway.gov.uk

Region: UKJ41 - Medway

Organisation type: Public authority - sub-central government