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Opportunity

ESPH CN Wealden Employment Park Development - Knights Farm West (ESPH539)

Wealden District Council

F02: Contract notice

Notice reference: 2022/S 000-020181

Published: 25 July 2022, 3:00pm

Section I: Contracting authority

I.1) Name and addresses

Wealden District Council

Council Offices, Vicarage Lane

Hailsham

BN27 2AX

Contact

Cathy Nelson

Email

esph@wealden.gov.uk

Country

United Kingdom

NUTS code

UKJ22 - East Sussex CC

Internet address(es)

Main address

<http://www.wealden.gov.uk>

Buyer's address

<https://www.sesharedservices.org.uk/esourcing/>

I.3) Communication

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

<https://www.sesharedservices.org.uk/esourcing/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.sesharedservices.org.uk/esourcing/>

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

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

ESPH CN Wealden Employment Park Development - Knights Farm West (ESPH539)

Reference number

WDC - 034812

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Wealden District Council are bringing to the market a significant employment development opportunity and are seeking a development partner to work with the Authority to bring forward the Site in its entirety and deliver a high quality scheme to deliver much needed employment land along the A22 corridor, attract new business to the area and accommodate local growth. The whole of the Site is in the Authority's freehold ownership and extends to approximately 17.3ha (42.7 acres). The Authority is looking to appoint a development partner who is committed to working with the Authority in a true partnership style to design and deliver a viable and attractive proposal. The Authority expects this scheme to achieve a balanced delivery of a number of objectives around employment use, sustainability and quality design. The whole of the Site currently comprises farmland with some buildings.

II.1.5) Estimated total value

Value excluding VAT: £128,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKJ22 - East Sussex CC

II.2.4) Description of the procurement

Wealden District Council are bringing to the market a significant employment development opportunity and are seeking a development partner to work with the Authority to bring forward the Site in its entirety and deliver a high quality scheme to deliver much needed employment land along the A22 corridor, attract new business to the area and accommodate local growth. The whole of the Site is in the Authority's freehold ownership and extends to approximately 17.3ha (42.7 acres). The Authority is looking to appoint a development partner who is committed to working with the Authority in a true partnership style to design and deliver a viable and attractive proposal. The Authority expects this scheme to achieve a balanced delivery of a number of objectives around employment use, sustainability and quality design. Knights Farm is situated within the village of Lower Dicker, just outside of the High Weald Area of Outstanding Natural Beauty that stretches to the north. The property lies just to the north of the main A22 road which provides access to surrounding towns and villages and the wider national road network, linking to the A27 and M25. The whole of the Site currently comprises farmland with some buildings. The Authority is seeking the achievement of the following objectives: (1) A high profile, well connected Estate; (2) To provide units which meet both current and future market demand; (3) To fully optimise development opportunities for maximising employment uses on the Site and to achieve a positive and distinct sense of place; (4) To maximise a financial return for the Council; (5) To identify and proactively engage with all appropriate stakeholders across the area to maximise opportunities to work with them to enhance the delivery of the objectives; (6) To drive the pace of delivery but without any adverse impact on costs/risks; (7) To implement a management structure for the completed Estate that ensures the quality of all managed areas for the long term; (8) To deliver a Scheme that makes a tangible contribution to the Authority's climate and sustainability commitments. The Council requires the comprehensive development across the whole of the Site by the developer, albeit the Scheme may be delivered in phases. The value of £128,000,000 is maximum anticipated gross development value.

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: £128,000,000

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

Duration in months

120

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Maximum number: 5

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 III. Legal, economic, financial and technical information

III.1) Conditions for participation

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive procedure with negotiation

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

25 August 2022

Local time

5:00pm

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

12 September 2022

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.2) Information about electronic workflows

Electronic ordering will be used

Electronic invoicing will be accepted

Electronic payment will be used

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Wealden District Council will observe a standstill period following the award of the contract and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended).

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

Wealden District Council

Council Offices, Vicarage Lane

Hailsham

BN27 2AX

Country

United Kingdom