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Tender

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

Wealden District Council

F02: Contract notice

Notice identifier: 2022/S 000-020181

Procurement identifier (OCID): ocids-h6vhtk-03557d

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](mailto: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

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## **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

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**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

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## **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

