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Tender

## **The British, Talywain Opportunities for Sustainable Development including renewable Energy (Wind power or solar power) and site development for innovative business and employment opportunities**

Torfaen County Borough Council

F01: Prior information notice

Call for competition

Notice identifier: 2022/S 000-020651

Procurement identifier (OCID): ocids-h6vhtk-035702

Published 28 July 2022, 3:02pm

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

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

Torfaen County Borough Council

Civic Centre, Pontypool

Torfaen

NP4 6YB

#### **Contact**

Mr David Leech

#### **Email**

[david.leech@torfaen.gov.uk](mailto:david.leech@torfaen.gov.uk)

#### **Country**

United Kingdom

**NUTS code**

UKL16 - Gwent Valleys

**Internet address(es)**

Main address

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

Buyer's address

[https://www.sell2wales.gov.wales/search/Search\\_AuthProfile.aspx?ID=AA0498](https://www.sell2wales.gov.wales/search/Search_AuthProfile.aspx?ID=AA0498)

**I.2) Information about joint procurement**

The contract is awarded by a central purchasing body

**I.3) Communication**

Additional information can be obtained from the above-mentioned address

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**

The British, Talywain Opportunities for Sustainable Development including renewable Energy (Wind power or solar power) and site development for innovative business and employment opportunities

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

- 45000000 - Construction work

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

Works

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

Torfaen County Borough Council (the Council) is seeking expressions of interest from economic operators for the redevelopment of the site known as The British,

Talywain (the British).

11.1.4) Short description: Torfaen County Borough Council (the Council) is seeking expressions of interest from economic operators for the redevelopment of the site known as The British, Talywain (the British).

The Council acquired the site in 2016 and has approved a vision for the site based around 8 investment objectives

IO1: Appropriately managing historic health and safety risks

IO2: Strengthening the aspirations of communities to provide opportunities for future generations

IO3: Supporting health and wellbeing goals by improving green infrastructure and promoting access to the natural environment

IO4: Enhancing environmental resilience by safeguarding and improving biodiversity

IO5: Unlocking opportunities for private/third sector investment, jobs & growth

IO6: Unlocking opportunities for future housing development

IO7: Unlocking opportunities for latent green energy

IO8: Protecting and promoting heritage and culture

In pursuit of this vision, the Council is now seeking innovative proposals for the British which deliver against these objectives whilst being cognizant of the overarching objective to “clean and green” the site including the physical remediation of the sites hazards remaining from its coal mining and other industrial history.

Proposals are anticipated in the following areas:

- (i) For green/renewable energy opportunities including wind and solar etc, interested economic operators will be taken through a competitive procedure with negotiation. Economic operators to identify specific location required; and/or
- (ii) To provide sustainable business, innovation and employment opportunities such as horticultural, forestry, agricultural or aquaculture
- (iii) Leisure/tourism (trekking and trails; walks; mountain bike facilities; visitor facilities)

Proposals for mineral extraction or residential development will not be considered.

Any and all propositions must include benefits for the local community, such as (but not limited to) charity and/or group financial support, allotments; trekking and trails; walks; mountain bike routes and other leisure facilities, public accessibility and enhancement of the historic nature of the area.

Economic operators can express interest in specific or discrete parts of the site or the whole site. Officers can discuss the different areas of the site in more detail upon request.

The works and/or services may be delivered under an innovative partnership or other joint venture arrangement and/or discrete contracts may be delivered via competitive procedure with negotiation. The contractual arrangements to be entered into between the Council and the economic operator may include a financial or other return to the Council in exchange for the use of the site by the economic operator.

The Council has committed to specific limited remediation activities at the site over the next few years. Details provided on request.

Economic operators engaged to deliver projects on the site will seek or provide their own funding for the whole of the project. No assistance is offered by the Council.

Economic operators are to rely solely on their own due diligence.

The Council is seeking long term arrangements with the successful economic operators.

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

Value excluding VAT: £100,000,000

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

This contract is divided into lots: Yes

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

1 & 2

## **II.2) Description**

### **II.2.1) Title**

Renewable Energy

Lot No

1

### **II.2.2) Additional CPV code(s)**

- 31121340 - Wind farm
- 09330000 - Solar energy
- 31121300 - Wind-energy generators
- 31121320 - Wind turbines
- 31121330 - Wind turbine generators

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

NUTS codes

- UKL16 - Gwent Valleys

Main site or place of performance

Torfaen

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

Economic operators are invited to submit expressions

of interest in a renewable energy development for any part of The British. Proposals must take account of the requirements set out in 11.1.4) Short description above

Economic operators will require to obtain significant funding to deal with the significant liabilities and opportunities presented by The British.

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

Value excluding VAT: £10,000,000

### **II.2.10) Information about variants**

Variants will be accepted: Yes

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

Economic operators are invited to view the information set out on the Council's website regarding The British

<https://www.torfaen.gov.uk/en/PlanningAndDevelopment/Regeneration/The-British/The-British-Regeneration.aspx>

<https://modern.gov.torfaen.gov.uk/documents/g5414/Public%20reports%20pack%2020th-Nov-2018%2010.30%20Cabinet.pdf?T=10>

## **II.2) Description**

### **II.2.1) Title**

The British – All other projects

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 70112000 - Development of non-residential real estate
- 45111291 - Site-development work
- 03000000 - Agricultural, farming, fishing, forestry and related products
- 77000000 - Agricultural, forestry, horticultural, aquacultural and apicultural services
- 45112360 - Land rehabilitation work

- 45000000 - Construction work

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

NUTS codes

- UKL16 - Gwent Valleys

Main site or place of performance

Torfaen

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

Economic operators are invited to submit expressions of interest in the delivery of development for The British excluding Lot 1 Renewable Energy.

Proposals must take account of the requirements set out in 11.1.4) Short description above

The Council will welcome proposals for business innovation. This project will be delivered on the basis of a partnership between the Council and the selected economic operator.

Economic operators will require to obtain significant funding to deal with the significant liabilities and opportunities presented by The British.

### **II.2.10) Information about variants**

Variants will be accepted: Yes

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

### **II.2.14) Additional information**

Economic operators are invited to view the information set out on the Council's website regarding The British

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<https://moderngov.torfaen.gov.uk/documents/g5414/Public%20reports%20pack%2020th-Nov-2018%2010.30%20Cabinet.pdf?T=10>

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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

Economic operators will be asked to demonstrate their experience of or relevant expertise of delivering projects the same as or similar to their proposals for The British

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## **Section IV. Procedure**

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

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

Competitive procedure with negotiation

#### **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 expressions of interest**

Date

1 September 2022

Local time

12:00pm

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

English, Welsh

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## **Section VI. Complementary information**

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

NOTE: To register your interest in this notice and obtain any additional information please visit the Sell2Wales Web Site at

[https://www.sell2wales.gov.wales/Search/Search\\_Switch.aspx?ID=123517](https://www.sell2wales.gov.wales/Search/Search_Switch.aspx?ID=123517).

Under the terms of this contract the successful supplier(s) will be required to deliver Community Benefits in support of the authority's economic and social objectives. Accordingly, contract performance conditions may relate in particular to social and environmental considerations. The Community Benefits included in this contract are:

Economic Operators to make proposals

(WA Ref:123517)

The buyer considers that this contract is suitable for consortia.

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

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

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Telephone

+44 2079477501

Country

United Kingdom