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Contract

## **Procurement of a Development Partner for the Galaxy Row, Long Eaton Redevelopment**

Erewash Borough Council

F03: Contract award notice

Notice identifier: 2025/S 000-023811

Procurement identifier (OCID): ocids-h6vhtk-041e49

Published 21 May 2025, 12:27pm

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

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

Erewash Borough Council

Wharncliffe Road

Ilkeston

DE75RP

#### **Contact**

Procurement Team

#### **Email**

[eloise.keeble@erewash.gov.uk](mailto:eloise.keeble@erewash.gov.uk)

#### **Telephone**

+44 1159072244

#### **Country**

United Kingdom

**Region code**

UKF13 - South and West Derbyshire

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

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

**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**

Procurement of a Development Partner for the Galaxy Row, Long Eaton Redevelopment

Reference number

EBCT 339

**II.1.2) Main CPV code**

- 45100000 - Site preparation work

**II.1.3) Type of contract**

Works

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

Erewash Borough Council is seeking the appointment of a Developer Partner for the redevelopment of a site known as 'Galaxy Row' located between Derby Road and Oxford Street in the town of Long Eaton in the district of Erewash. The Galaxy Row site measures 0.19ha (0.46 acres) and is located between 35 and 49 Derby Road (A6005) and between 8 Oxford Street and B and B Knitwear on Oxford Street. The Council will be providing a subsidy of a minimum of £2,000,000 million from the Town Deal Fund (subject to conditions) which will be available to the appointed Developer for the development.

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

This contract is divided into lots: No

#### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £2,344,000

### **II.2) Description**

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

- 45111291 - Site-development work
- 45210000 - Building construction work

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

NUTS codes

- UK - United Kingdom

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

The Council is seeking a comprehensive redevelopment of the site to provide a high-quality urban infill project. The aim is to deliver a residential led mixed-use scheme which does not impede on any future development of properties adjacent to the Galaxy Row Site.

The Council will be providing a subsidy of a minimum of £2,000,000 from the Town Deal Fund (subject to conditions) which will be available to the appointed Developer for the

development. The Council considers that there may be an increase to the amount of subsidy available; The Council is unable to confirm any potential uplift at this stage due to a number

of uncertainties in relation to their own project costs. The intention is that the Council will provide further information regarding the level of any uplift at the commencement of the ITPD stage and/or during dialogue sessions. The subsidy available will not be subject to any decrease.

#### **II.2.5) Award criteria**

Quality criterion - Name: Planning / Weighting: 10

Quality criterion - Name: Design Approach / Weighting: 20

Quality criterion - Name: Commercial Units / Weighting: 8

Quality criterion - Name: Construction Management / Weighting: 5

Quality criterion - Name: Programme / Weighting: 12

Quality criterion - Name: Social Value, Community Benefits and Local Economy / Weighting: 5

Quality criterion - Name: Mark-up of Draft Development Agreement / Weighting: 10

Cost criterion - Name: Overall financial impact / Weighting: 15

Cost criterion - Name: Commercial Narrative / Weighting: 10

Cost criterion - Name: Funding Strategy / Weighting: 5

#### **II.2.11) Information about options**

Options: No

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## **Section IV. Procedure**

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

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

Competitive dialogue

#### **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.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-035466](#)

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## **Section V. Award of contract**

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

20 May 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 2

The contract has been awarded to a group of economic operators: No

#### **V.2.3) Name and address of the contractor**

MyPad 2020 Ltd

8 St Christopher's Way

Derbyshire

DE24 8JY

Country

United Kingdom

NUTS code

- UKF - East Midlands (England)

Companies House

12344189

The contractor is an SME

Yes

**V.2.4) Information on value of contract/lot (excluding VAT)**

Initial estimated total value of the contract/lot: £2,000,000

Total value of the contract/lot: £2,344,000

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## **Section VI. Complementary information**

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

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

Erewash Borough Council

[www.erewash.gov.uk](http://www.erewash.gov.uk)

Ilkeston, Derbyshire

DE7 5RP

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