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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

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

www.erewash.gov.uk

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

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

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](#)

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

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Erewash Borough Council

www.erewash.gov.uk

Ilkeston, Derbyshire

DE7 5RP

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