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Tender

Property Management Services Charter Walk and Pioneer Place, Burnley

BURNLEY BOROUGH COUNCIL

F02: Contract notice

Notice identifier: 2022/S 000-023857

Procurement identifier (OCID): ocids-h6vhtk-036316

Published 25 August 2022, 6:10pm

Section I: Contracting authority

I.1) Name and addresses

BURNLEY BOROUGH COUNCIL

Town Hall

BURNLEY

BB119SA

Contact

Chris Gay

Email

cgay@burnley.gov.uk

Telephone

+44 1282477163

Country

United Kingdom

Region code

UKD46 - East Lancashire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.burnley.gov.uk

I.3) Communication

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

www.the-chest.org.uk

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

www.the-chest.org.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

Property Management Services Charter Walk and Pioneer Place, Burnley

II.1.2) Main CPV code

- 70332200 - Commercial property management services

II.1.3) Type of contract

Services

II.1.4) Short description

Burnley Borough Council is seeking to appoint an experienced property management company to maximise the performance and to undertake the day-to-day management and running of the Charter Walk Shopping Centre and the new Pioneer Place leisure development in Burnley town centre. This opportunity replaces an earlier opportunity that was discontinued (2022/S 000-023856. 2022/S 000-011580).

II.1.5) Estimated total value

Value excluding VAT: £240,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 70332200 - Commercial property management services

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

Main site or place of performance

Charter Walk Shopping Centre and Pioneer Place Burnley, Lancashire

II.2.4) Description of the procurement

Burnley Borough Council is seeking to appoint an experienced property management company to maximise the performance and to undertake the day-to-day management and running of the Charter Walk Shopping Centre and the new Pioneer Place leisure development in Burnley town centre.

In October 2021 Burnley Council purchased the leasehold interest on Charter Walk Shopping Centre, on St James Street, Burnley, BB11 1PY. Charter Walk is the dominant retail offering in the town centre. Charter Walk

Show less description

comprises of 358,689 sq ft net internal area of primary retail space. The partially covered shopping centre comprises 86 units, both high street brands and local independent traders. The council also has the leasehold interest on the adjacent 78,000 sq ft Curzon Square and 17,844 sq. ft. of secondary office space at Calder House. The centre is serviced by two car parks: Millenium; a 500-space multi-storey and Bankfield; a 260-space undercroft carpark.

Work commenced on the construction of the Pioneer Place Development in January 2022. It is anticipated that practical completion will take place in spring 2023 with the development opening, after tenant fit out in Summer 2023. The development consists of a 7-screen cinema to be occupied on a long leasehold by REEL cinema, together with five Food and Beverage units ranging in size from 1600sq ft to 3508 sq ft linked by high quality public realm. The development also incorporates 3 car parking areas accommodating 227 car parking spaces which will be retained and managed by the Council.

Summary of the scope of services required:

The provision of property management services at Charter Walk Shopping Centre and Pioneer Place in an efficient, professional, and diligent manner in accordance with the best industry standards relevant at the time. Providing the full range of financial administration, facilities management, health and safety and maintaining all the statutory and regulatory requirements needed to operate a shopping centre and leisure development and the associated premises of this nature, in accordance with the Chartered Surveyors' RICS Red Book and relevant RICS codes, Members' Accounts Regulations and the Accountants Report Regulations of the Royal Institute of Chartered Surveyors

To work in close co-operation with the asset management company, appointed by the

Council, to manage and develop the assets, including representation jointly and effectively at regular meetings with Council Officers.

Further details of the full scope of requirements and tender information are included in the Tender Brief and ITT documentation associated with this opportunity, available at www.the-chest.org.uk [Ref: DN630246]

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: £240,000

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

Duration in months

60

This contract is subject to renewal

Yes

Description of renewals

The initial contract period will be for 5 years (60 months) with an option to extend by a further period of 3 years (36 months) subject to contract review.

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The initial contract period will be for 5 years (60 months) with an option to extend by a further period of 3 years (36 months) subject to contract review.

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

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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

26 September 2022

Local time

3:00pm

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

26 September 2022

Local time

3:01pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: Yes

VI.4) Procedures for review

VI.4.1) Review body

High Court of Justice of England and Wales

London

Country

United Kingdom