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Tender

Rising Sun Farm - Community Letting Opportunity

North Tyneside Council

F02: Contract notice

Notice identifier: 2024/S 000-025478

Procurement identifier (OCID): ocds-h6vhtk-044bc3

Published 12 August 2024, 4:06pm

Section I: Contracting authority

I.1) Name and addresses

North Tyneside Council

Quadrant

North Tyneside

NE27 0BY

Contact

Mrs Kirsty Armstrong

Email

kirsty.armstrong@northtyneside.gov.uk

Telephone

+44 1916434955

Country

United Kingdom

Region code

UKC2 - Northumberland and Tyne and Wear

Internet address(es)

Main address

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

Buyer's address

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

I.3) Communication

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

<https://procontract.due-north.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com>

I.4) Type of the contracting authority

Regional or local authority

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Rising Sun Farm - Community Letting Opportunity

Reference number

DN734018

II.1.2) Main CPV code

- 70300000 - Real estate agency services on a fee or contract basis

II.1.3) Type of contract

Services

II.1.4) Short description

II.1.4 Short Description North Tyneside Council (the "Authority") is conducting a procurement of a long-term operator of Rising Sun Farm, Kings Road, Wallsend ("Rising Sun Farm") in accordance with Regulation 19 of the Concession Contracts Regulations 2016.

The successful operator will manage the land and buildings located at Rising Sun Farm in order to maintain and enhance it as a recreational, leisure and educational hub.

The Authority owns the freehold of the land and buildings located at Rising Sun Farm.

The services anticipated to be provided by the successful operator at Rising Sun Farm by the Authority for this opportunity are summarised below (though full details are set out in the Request to Participate):

1. maintenance of all farm buildings and financial outgoings;
2. delivery of adult social care and day opportunities for vulnerable adults, people with a learning disability and / or autism;
3. management and development of the livery;
4. management and development of existing and future commercial tenants and occupational interests;

5. animal management including appropriate care and accommodation;
6. effective agricultural land management;
7. development of community engagement policies;
8. meeting community targets and community needs;
9. securing funding to be used for redevelopment;
10. supporting the Authority's ecology initiatives;
11. designating appropriate areas for bio-diversity net gain;
12. complying with the latest farming standards, including all necessary consents, authorisations and registrations; and
13. carrying out riparian ownership duties regarding the watercourse.

At this stage, the above list of services is indicative only and contains the broad categorisation of services rather than particulars. Bidders should assume that the services actually required will broadly be within the scope of services listed above but will also include extensions to related or ancillary services within each categorisation. The actual scope of services required may be narrower than that set out above.

Full details of the Authority's minimum requirements are set out in the Request to Participate.

Income for the operator of Rising Sun Farm is expected to derive from a number of occupational interests that are managed under separate licence agreements, including but not limited to a commercial bakery, a former day care accommodation currently occupied for food production purposes, an operational falconry and a number of liverys consisting of 32 stables currently let to horse owners. For value estimation purposes, the Authority estimates that rental revenue will be £90,000 for the first year of the contract, exclusive of any service charge

Further details are contained in Section II.2.4 as well as the preliminary market consultation document available at the address in section I.3 of this Concession Notice.

II.1.5) Estimated total value

Value excluding VAT: £3,600,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

II.2.4 Description of the procurement This is a procurement of a sub-threshold concession contract that is being conducted in accordance with Regulation 19 of the Concession Contracts Regulations 2016.

As part of this procurement, bidders may be invited to engage in dialogue with the Authority in relation to their initial tenders. Full details of the intended procurement process are set out in the Request to Participate.

The Request to Participate for the procurement is available to view and download at: <https://procontract.due-north.com/>. Bidders are required to submit their Request to Participate response in the procurement portal by no later than 12:00 noon on 16 September 2024. For further information please see the Request to Participate.

To help to ensure that sufficient interest in the contract will be generated, the services being procured will not be divided into separate lots.

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: £3,600,000

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

Duration in months

479

This contract is subject to renewal

No

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

II.2.14) Additional information

Minimum standards and qualification details are set out 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: No

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-009395](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

16 September 2024

Local time

12:00pm

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

Tender must be valid until: 14 January 2025

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

High Court

The Royal Courts of Justice The Strand

London

WC2A 2LL

Country

United Kingdom