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Contract

## **Establishment of a Joint Venture Development Company**

Pendle Borough Council

F03: Contract award notice

Notice identifier: 2022/S 000-025870

Procurement identifier (OCID): ocds-h6vhtk-02d3de

Published 15 September 2022, 8:49am

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

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

Pendle Borough Council

The Town Hall, Market Street

Nelson

BB9 7LG

#### **Contact**

Mr Peter Walpole

#### **Email**

[Peter.Walpole@star-procurement.gov.uk](mailto:Peter.Walpole@star-procurement.gov.uk)

#### **Telephone**

+44 1619121616

#### **Country**

United Kingdom

**Region code**

UKD4 - Lancashire

**Internet address(es)**

Main address

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

Buyer's address

<http://www.the-chest.org.uk/>

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

The contract is awarded by a central purchasing body

**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**

Establishment of a Joint Venture Development Company

Reference number

DN560191

**II.1.2) Main CPV code**

- 45000000 - Construction work

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

Works

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

The Borough Council of Pendle (The Council) is seeking to establish a long term partnership

through the creation of a Joint Venture Development Company (JV) with a private sector organisation or consortium to contribute to the regeneration and economic growth of the Borough of Pendle.

It is envisaged that the Council will, where it is applicable and at the agreement of both partners, transfer sites to the JV for development at an independently assessed value.

The initial development opportunities will be in Nelson, in particular the delivery of projects arising from Nelson Town Deal [www.nelsontowndeal.co.uk](http://www.nelsontowndeal.co.uk). A Town Investment Plan was submitted in February 2021 to the Ministry of Housing, Communities and Local Government

seeking £29.9m of investment with the intention that this would lever in a further £40m from public and private sector sources. A Heads of Terms offer for £25m has now been received and the Council and Town Deal Board are undertaking a process of reviewing the

projects in line with the reduced funding.

It is the intention of the Council to work in partnership with the selected development partner to identify further sites or buildings, either in the Council's ownership, other public sector ownership, or in private ownership, for development across the Borough over the term of the appointment.

The Council expects that the private sector development partner in the JV will be

experienced in undertaking a range of regeneration and economic development projects and

be capable of offering full design, specification and delivery. Fundamental to the Council's

requirements is that the development partner is capable of investing in the JV to

complement the Council's investment and facilitate the draw down of funding, both from the

public and private sector, to provide the financial capacity for projects.

The entire term of the contract is 15 years, split into an 10 year initial period plus an option to

extend for a further period of 5 years.

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

This contract is divided into lots: No

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

Lowest offer: £133,000,000 / Highest offer: £200,000,000 taken into consideration

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

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

NUTS codes

- UKD4 - Lancashire

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

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to

extend for a further period of 5 years.

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

Quality criterion - Name: Staffing and other Resources / Weighting: 10

Quality criterion - Name: Delivery / Weighting: 10

Quality criterion - Name: Funding / Weighting: 10

Quality criterion - Name: Consultation / Weighting: 10

Quality criterion - Name: Asset Management / Weighting: 10

Quality criterion - Name: Pendle Rise Scheme / Weighting: 20

Quality criterion - Name: Social Value question 1 / Weighting: 5

Quality criterion - Name: Social value question 2 / Weighting: 5

Price - Weighting: 20

#### **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**

The estimated contract value for the full 15 year period is £200m, based on an initial 10 years term with an option to extend for up to a further 5 years.

With regards to sections II.1.7. (Total value of the procurement) and V.2.4. (Information on value of the contract/lot), the estimated minimum contract value is based on the initial 10 years term and is estimated at a pro rata value of £133m. The maximum value is £200m as per the full 15 years contract term.

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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.2.1) Previous publication concerning this procedure**

Notice number: [2021/S 000-019567](#)

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

### **Contract No**

1

### **Lot No**

1

### **Title**

Establishment of a Joint Venture Development Company

A contract/lot is awarded: Yes

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

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

13 July 2022

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

Number of tenders received: 2

Number of tenders received from SMEs: 1

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 2

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

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

Brookhouse Group Limited

Prospect House, 168-170 Washway Road

Sale

M33 6RH

Email

[mike.nuttall@brookhousegroup.co.uk](mailto:mike.nuttall@brookhousegroup.co.uk)

Telephone

+44 1619683650

Country

United Kingdom

NUTS code

- UKD4 - Lancashire

The contractor is an SME

Yes

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

Lowest offer: £133,000,000 / Highest offer: £200,000,000 taken into consideration



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## **Section VI. Complementary information**

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

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

High Court, Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom