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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

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

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. 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

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. 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.

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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.

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](#)

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

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

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