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Contract

Joint Venture Partner for the Durham Innovation District

Durham County Council

F03: Contract award notice

Notice identifier: 2025/S 000-028324

Procurement identifier (OCID): ocds-h6vhtk-040454

Published 29 May 2025, 9:41am

Section I: Contracting authority

I.1) Name and addresses

Durham County Council

Corten House, Dunholme Close

Durham

DH15WB

Contact

Richard Carroll

Email

richard.carroll@durham.gov.uk

Country

United Kingdom

Region code

UKC14 - Durham CC

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.durham.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

Joint Venture Partner for the Durham Innovation District

II.1.2) Main CPV code

- 70100000 - Real estate services with own property

II.1.3) Type of contract

Services

II.1.4) Short description

Durham County Council are seeking a Joint Venture Partner to develop the council owned

Aykley Heads site, as a catalyst for the new Durham Innovation District.

The 15ha site is within single council ownership; has outline planning permission for 39,000 square metres of commercial floorspace for up to 4,000 jobs. It sits within a wider 60ha area

of the city that is the emerging Durham Innovation District, encompassing the new University Business School and Milburngate, a 450,000 sq ft mixed-use development.

Aykley Heads and the Durham Innovation District will provide a platform to maximise the benefits of economic growth. It will identify key areas of opportunity, including research and

advanced manufacturing, green jobs, electronics, digital and creative, fintech, life sciences and satellite applications sectors. Inward investment will also be directly focused on these

specialisms and ecosystems to create sustainable supply chains and jobs across the county and beyond.

Although the Joint Venture will initially focus on the Aykley Heads location, the JV scope (of goods, works and services) may be expanded in the future to cover wider County Durham area opportunities in order to support the strategic objectives of the Council and it's Partners.

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: £1 / Highest offer: £5,000,000 taken into consideration

II.2) Description

II.2.2) Additional CPV code(s)

- 09000000 - Petroleum products, fuel, electricity and other sources of energy
- 45000000 - Construction work
- 50700000 - Repair and maintenance services of building installations
- 50800000 - Miscellaneous repair and maintenance services
- 55000000 - Hotel, restaurant and retail trade services
- 65000000 - Public utilities
- 66100000 - Banking and investment services
- 70000000 - Real estate services
- 71200000 - Architectural and related services
- 71300000 - Engineering services
- 71400000 - Urban planning and landscape architectural services
- 71500000 - Construction-related services
- 71600000 - Technical testing, analysis and consultancy services
- 71700000 - Monitoring and control services
- 73100000 - Research and experimental development services
- 73200000 - Research and development consultancy services
- 73300000 - Design and execution of research and development

- 79900000 - Miscellaneous business and business-related services

II.2.3) Place of performance

NUTS codes

- UKC1 - Tees Valley and Durham

II.2.4) Description of the procurement

Durham County Council are seeking a Joint Venture Partner to develop the council owned Aykley Heads site, as a catalyst for the new Durham Innovation District.

The 15ha site is within single council ownership; has outline planning permission for 39,000 square metres of commercial floorspace for up to 4,000 jobs. It sits within a wider 60ha area of the city that is the emerging Durham Innovation District, encompassing the new University Business School and Milburngate, a 450,000 sq ft mixed-use development.

Aykley Heads and the Durham Innovation District will provide a platform to maximise the benefits of economic growth. It will identify key areas of opportunity, including research and advanced manufacturing, green jobs, electronics, digital and creative, fintech, life sciences and satellite applications sectors. Inward investment will also be directly focused on these specialisms and ecosystems to create sustainable supply chains and jobs across the county and beyond.

This procurement is to appoint a JV partner who will seek to retain a long-term interest in the development beyond the construction phase and has the experience and expertise of

creating, running and managing an Innovation District. This will ensure:

- The partner brings expertise & desire to hold assets over the long term
- A partnership approach which shares risk and reward with partner
- That the council can retain high level of control on programme, use and quality
- Council control can be further protected through phased approach of land transfer in to JV
- The council has the benefit of a partner with long term commitment to the site

-The partner would bring long term management experience and capability

Although the Joint Venture will initially focus on the Aykley Heads location, the JV scope (of goods, works and services) may be expanded in the future to cover wider County Durham

area opportunities in order to support the strategic objectives of the Council and it's Partners.

II.2.5) Award criteria

Cost criterion - Name: Financial / Weighting: 20

II.2.11) Information about options

Options: Yes

Description of options

The term of the JV is anticipated, and likely be in the region of 15-25 years to deliver the shared Visions and Outcomes but may be subject to extension by mutual consent.

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 000-029897](#)

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

30 April 2025

V.2.2) Information about tenders

Number of tenders received: 1

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

V.2.3) Name and address of the contractor

Muse Places Ltd

London

Country

United Kingdom

NUTS code

- UKC1 - Tees Valley and Durham

Companies House

02717800

The contractor is an SME

No

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

Lowest offer: £1 / Highest offer: £5,000,000 taken into consideration

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

7 Rolls Building, Fetter Lane

London

EC4A 1NL

Email

tcc.issue@hmcts.gsi.gov.uk

Country

United Kingdom