

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/028558-2023>

Planning

Joint Venture Partner for the Durham Innovation District

Durham County Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-028558

Procurement identifier (OCID): ocids-h6vhtk-040454

Published 27 September 2023, 5:18pm

Section I: Contracting authority

I.1) Name and addresses

Durham County Council

County Hall, Aykley Heads

DURHAM

DH15UQ

Contact

Richard Carroll

Email

richard.carroll@durham.gov.uk

Telephone

+44 3000265423

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

Buyer's address

www.nepo.org

I.3) Communication

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

www.nepo.org

Additional information can be obtained from the above-mentioned address

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.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

II.2.14) Additional information

This procurement will be issued inline with the Public Contract Regulations 2015 and will follow the competitive dialogue procedure (PCR15: Reg30) in order to identify the best solution to meet its needs and requirements.

This procedure allows structured dialogue to take place between Participants and the Authority.

It is currently anticipated that there will be two phases of dialogue. The number of Participants for the first phase of dialogue will be five Participants, if available, shortlisted from the Selection Questionnaire (SQ) exercise. A Phase 1 Shortlisting exercise will take place following the initial period of dialogue to reduce Participants to a maximum of three who will then be invited to Phase 2 of the competitive dialogue process.

II.3) Estimated date of publication of contract notice

9 October 2023

Section IV. Procedure

IV.1) Description

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

Section VI. Complementary information

VI.3) Additional information

- The Council reserves the right to terminate the process at any time prior to award of contract
- The Council does not bind itself to accept any tender received and reserves the right to call for new tenders should they consider this necessary
- The Council shall not be liable for any cost or expenses incurred by any tenderer in connection with the completion and return of information requested in this contract notice or the completion of submission of any tender.