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Pipeline

## **The provision of Flexible Workspace Operator services for Burtons Chambers, Accrington**

Hyndburn Borough Council

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2023/S 000-028768

Procurement identifier (OCID): ocds-h6vhtk-040695

Published 29 September 2023, 12:12pm

### **Scope**

#### **Title**

The provision of Flexible Workspace Operator services for Burtons Chambers, Accrington

#### **Reference**

ALUFFWO

#### **Description**

The Council are seeking to appoint a specialist operator of flexible, co-working space with the necessary expertise to establish and operate flexible office space for Burtons Chambers, Accrington, including;

- Inputting in to the design and construction of the planned refurbishment of Burtons Chambers.
- Design and launch the pricing model, including memberships

- Manage delivery of the recruitment, marketing and outreach to attract and retain users/members and partners.

In January 2023, Hyndburn Borough Council secured £20million Levelling Up Funding from the Government, which with the wider match funding, will support three significant and exciting projects in Accrington Town Square.

The three projects are:

- The Market Hall, Accrington will be refurbished and transformed into a new retail, leisure and food and drink destination for local people, and to entice visitors from across the country.
- Market Chambers will be acquired, refurbished, and repaired with a view to transform it into a cultural, arts and heritage venue.
- Burton's Chambers will be acquired and restored to become a flexible co-working space for businesses and events.

The transformation of these valued buildings will act as a catalyst for regeneration and investment in these currently underutilised buildings within Accrington town centre; increasing footfall, supporting existing businesses, and attracting a range of new businesses and activities into the Town Centre.

The Accrington Town Centre Investment Plan identifies the opportunity for cafes, restaurants and the introduction of co-working space or commercial premises within the Town Centre, with an overall aim to reduce the amount of empty shops and dependency on the retail sector. The Accrington Area Action Plan (2012) also identifies the need to diversify the offer in the town centre in order to create a destination and address deficiencies in uses including offices. The principle of repurposing and bringing these buildings back into viable use is therefore strongly supported, and addressing the current issue of overprovision of retail floor space and high levels of vacancy in the town centre is a priority for the Council.

This is also reflected at a national scale, with Government policies encouraging and supporting proposals that will support economic growth and productivity, as well as the investment in and reuse of existing buildings within town centre to diversify the commercial offer for existing communities and that will also attract new footfall people into the centre.

A Contract Notice will be published in October which will signpost operators interested to the information pack.

## **Contract type**

Services

## **Main category (CPV code)**

- 98340000 - Accommodation and office services

## **Additional categories (CPV codes)**

- 79993000 - Building and facilities management services

## **Contract location**

- UKD4 - Lancashire

## **Contract start date (estimated)**

3 June 2024

## **Contract end date (estimated)**

3 June 2029

## **Maximum value (estimated, excluding VAT)**

£500,000

## **Renewal**

The initial term of the contract will be 60 months. The contract is subject to a renewal of a further 24 months subject to the Council's approval.

## **Options**

The right to additional purchases while the contract is valid.

No

## **Contract is suitable for**

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

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## Buyer

### Hyndburn Borough Council

Hyndburn Borough Council

Scaitcliffe House

ACCRINGTON

BB50PF

United Kingdom

Website: <http://www.hyndburnbc.gov.uk>

Not on any register

NUTS code: UKD46 - East Lancashire

Contact name: Simon Ross

Email: [ALUF@CBRE.com](mailto:ALUF@CBRE.com)

Telephone: +44 7717 713857

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## Procedure

### Procurement start date (estimated)

When the contract notice or equivalent will be published.

31 October 2023

## **Commercial approach**

Whether the procurement is for a new requirement or a reprourement.

New requirement