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Tender

3-7 Corporation Street Rotherham, Development Delivery Partner

Rotherham Metropolitan Borough Council

F02: Contract notice

Notice identifier: 2023/S 000-029615

Procurement identifier (OCID): ocids-h6vhtk-0408cf

Published 6 October 2023, 6:21pm

Section I: Contracting authority

I.1) Name and addresses

Rotherham Metropolitan Borough Council

Riverside House, Main Street

Rotherham

S60 1AE

Contact

Joanne Kirk

Email

joanne.kirk@rotherham.gov.uk

Telephone

+44 1709334196

Country

United Kingdom

Region code

UKE31 - Barnsley, Doncaster and Rotherham

National registration number

GB173552264

Internet address(es)

Main address

<https://www.rotherham.gov.uk/>

Buyer's address

<https://uk.eu-supply.com/ctm/Company/CompanyInformation/Index/104118>

I.3) Communication

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

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=72703&B=UK

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

https://uk.eu-supply.com/app/rfq/rwlenrance_s.asp?PID=72703&B=UK

Tenders or requests to participate must be submitted to 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

3-7 Corporation Street Rotherham, Development Delivery Partner

Reference number

22-067

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

1 Rotherham Metropolitan Borough Council is seeking to appoint a developer to deliver, manage and own a residential led mixed-use development on 3-7 Corporation Street, Rotherham. This site can make a significant contribution towards the delivery of a revitalised Town Centre. The disposal of the site will be in accordance with RMBC's corporate and policy objectives and be subject to developer and funding agreements.

It is anticipated that the contract will commence on 01/03/2024 and will run for an estimated period of 20 months making the expiry date 31/10/2025.

The total anticipated contract value is £4.2million This estimate is based on Council contribution plus anticipated sales value of residential and commercial units outlined in the current scheme.

II.1.5) Estimated total value

Value excluding VAT: £4,200,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45212400 - Accommodation and restaurant buildings
- 45213110 - Shop buildings construction work
- 45215210 - Construction work for subsidised residential accommodation
- 45215214 - Residential homes construction work
- 70111000 - Development of residential real estate

II.2.3) Place of performance

NUTS codes

- UKE31 - Barnsley, Doncaster and Rotherham

Main site or place of performance

S60 1NP

II.2.4) Description of the procurement

Rotherham Metropolitan Borough Council is seeking to appoint a developer to deliver, manage and own a residential led mixed-use development on 3-7 Corporation Street, Rotherham. This site can make a significant contribution towards the delivery of a revitalised Town Centre. The disposal of the site will be in accordance with RMBC's corporate and policy objectives and be subject to developer and funding agreements.

The Council is seeking to appoint a developer who will lead, finance, manage delivery, and retain ownership of the scheme. Other than securing and transferring the land to the developer and funding any viability gap that may exist on the development, the Council does not anticipate having any role in the development or the longer-term ownership and management of the site.

This project is key to the Town Centre Masterplan and also aligned with the Rotherham Housing Strategy which refers to the creation of a new urban community in the town centre as a key action, alongside its themes of:

- CREATING HOMES - providing new homes to meet Rotherham's housing need.
- STRENGTHENING PLACES by investing in Rotherham's existing housing and

communities.

Rotherham Council Plan 2022/2025 prioritises the creation of ‘a vibrant town centre where people want to shop, work, and live’. Providing residential units at 3-7 Corporation Street and modern commercial space to the ground floor that could be used for shops, restaurants or cafes will contribute positively to these priorities and delivery of the town centre revitalisation. The town centre is also identified in the Rotherham Economic Growth Plan as a key priority for investment.

In terms of the Government’s ‘Levelling Up’ agenda, ‘left behind’ regions of the UK are a priority - Town Centres are seen as a crucial part of communities and local economies. In recognition of this, the Council has been awarded £31.6m from the Towns Fund programme and £12.6 million from the Future High Streets Fund towards the regeneration of the town centre. The acquisition and development of the derelict properties that make up 3-7 Corporation Street is an important component of this transformative programme.

Through the Town Investment Plan, a series of Town Centre projects are being developed to transform the town centre and its economy. The funding award includes an allocation to bring 3-7 Corporation Street into public ownership and demolish the current, derelict buildings, offering a cleared site for redevelopment. The council wishes to work with the private sector to secure the delivery of a new residential led mixed use development.

The redevelopment of the site will bring about a critical change of use, helping to repopulate the town centre and offering modern commercial space to take advantage of the significant leisure-focused investment at close by Forge Island.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £4,200,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

1 March 2024

End date

31 October 2025

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: Yes

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

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Open procedure

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.2.2) Time limit for receipt of tenders or requests to participate

Date

4 December 2023

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.7) Conditions for opening of tenders

Date

4 December 2023

Local time

12:00pm

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.4) Procedures for review

VI.4.1) Review body

High Court

The Royal Courts of Justice, The Strand,

London

WC2A 2LL

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

High Court

Royal Courts of Justice, The Strand

London

WC2A 2LL

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

Precise information on deadline(s) for lodging appeals: The Contracting Authority will incorporate a minimum 10 calendar day standstill period at the point information on the award of the Contract is communicated to tenderers. Applicants who are unsuccessful shall be informed by the Contracting Authority as soon as possible after the decision has been made as to the reasons why the applicant was unsuccessful. If an appeal regarding

the award of the contract has not been successfully resolved, the Public Contracts Regulations 2015 (as amended) provide for aggrieved parties who have been harmed or are at risk of harm by breach of the rules to take legal action. Any such action must be brought within the applicable limitation period. Where a contract has not been entered into, the Court may order the setting aside of the award decision or order the Contracting Authority to amend any document and may award damages. If the Contract has been entered into, the Court may, depending on the circumstances, award damages, make a declaration of ineffectiveness, order the Contracting Authority to pay a fine, and/or order that the duration of the Contract be shortened. The purpose of the standstill period referred to above is to allow the parties to apply to the Courts to set aside the award decision before the contract is entered into.

VI.4.4) Service from which information about the review procedure may be obtained

High Court

The Royal Courts of Justice, The Strand,

London

WC2A 2LL

Country

United Kingdom