

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/029897-2023>

Tender

## **Joint Venture Partner for the Durham Innovation District**

Durham County Council

F02: Contract notice

Notice identifier: 2023/S 000-029897

Procurement identifier (OCID): ocds-h6vhtk-040454

Published 10 October 2023, 6:11pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Durham County Council

County Hall

DURHAM

DH15UQ

#### **Contact**

Richard Carroll

#### **Email**

[richard.carroll@durham.gov.uk](mailto: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](http://www.durham.gov.uk)

Buyer's address

[www.nepo.org](http://www.nepo.org)

**I.3) Communication**

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

[www.nepo.org](http://www.nepo.org)

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

[www.nepo.org](http://www.nepo.org)

**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

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 its Partners.

#### **II.2.5) Award criteria**

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

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

Start date

1 April 2025

This contract is subject to renewal

No

#### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 5

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **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.

#### **II.2.14) Additional information**

Please access the tender documentation in full and unrestricted via the NEPO Procontract (<https://www.nepo.org>) website and access the tender using DN693068.

If you have any problems accessing the documents via the system please contact the NEPO helpdesk as detailed below.

The E-tendering System Support is provided by the NEPO portal administration organisation Proactis.

Please use the method detailed below that is appropriate to the issue that you are experiencing.

- Proactis Supplier Support Helpdesk Ticketing System

(<http://proactis.kayako.com>) - To be used by Suppliers for non-time critical issues i.e.password resets / account queries, finding information, accessing the tender, etc.

- Email (ProContractSuppliers [at] [proactis.com](http://proactis.com)) - To be used in same way as ticketing system. Any emails to this address will auto-log a support ticket on Proactis Supplier Support Helpdesk.

---

## **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

### **III.2) Conditions related to the contract**

#### **III.2.2) Contract performance conditions**

As identified in the procurement documentation and supporting information.

---

## **Section IV. Procedure**

### **IV.1) Description**

#### **IV.1.1) Type of procedure**

Competitive dialogue

#### **IV.1.4) Information about reduction of the number of solutions or tenders during negotiation or dialogue**

Recourse to staged procedure to gradually reduce the number of solutions to be discussed or tenders to be negotiated

#### **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 000-028558](#)

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

Date

10 November 2023

Local time

12:00pm

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Tender must be valid until: 31 December 2025

---

## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **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.

### **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](mailto:tcc.issue@hmcts.gsi.gov.uk)

Country

United Kingdom