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Planning

Procurement of a development partner for the redevelopment of Mayes Yard

Bedford Borough Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-031397

Procurement identifier (OCID): ocids-h6vhtk-052756

Published 11 June 2025, 9:09am

Changes to notice

This notice has been edited. The [previous version](#) is still available.

Added more classification codes

Scope

Description

Appointment of Preliminary Developer Partner - Mayes Yard

Bedford Borough Council wish to appoint a development partner to enter into a development agreement for the redevelopment of Mayes Yard as part of the contracting authority's overall regeneration plans for Bedford Town Centre.

The appointed developer will proceed with getting the development through planning permission and beyond.

Full construction budget is expected to be £120,000,000.00+

Total value (estimated)

- £120,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 31 March 2034
- 8 years

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

- 70110000 - Development services of real estate
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKH24 - Bedford

Engagement

Engagement deadline

22 May 2025

The engagement was carried out before this notice was published.

Engagement process description

Between March and May 2025 the contracting authority's advisors undertook a market engagement exercise. They engaged with suppliers to establish the level of interest in the development site and the key parameters for undertaking a procurement.

The exercise was also utilised to understand whether any elements of the proposed scheme / the contracting authority's emerging thinking raised any factors bearing on the procurement or commercial terms being developed by the contracting authority within the market.

To enable market engagement, a written presentation was developed and given to a number of suppliers being primarily those developers that carry out town centre or other developments with or for public bodies.

The presentation gave details of the opportunity, including a review of the contracting authority's objectives for the development, excerpts from a massing study commissioned by

the contracting authority and details of the proposed procurement route and contracting method.

The presentation was used to facilitate meetings with potential suppliers. The meetings took place both virtually over MS Teams, and in-person at the contracting authority's commercial advisors office in London.

Themes discussed during the presentations included:

- Initial observations about the proposed development.
- The size and nature of the development and any proposed uses.
- The contracting authority's thinking on the Central Library, Corn Exchange and Harpur Suite.
- Matters in respect of the development 'red line' boundary, land assembly and land ownerships at the development site.
- Viability and funding factors.
- The procurement approach including consideration of framework appointments.

The market engagement further included suppliers attending engagement sessions with the contracting authority during UKREiiF in May 2025.

During the engagement sessions the following were among matters covered:

- All interested suppliers engaged with were supportive of the proposed contractual approach (i.e. entry into a Development Agreement with the contracting authority).
- Some suppliers advocated the use of a framework in but were willing to take part in a Competitive Flexible Procedure procurement .
- All interested suppliers confirmed a preference for a procurement process that primarily focussed on the partnership between the contracting authority and developer.
- Some suppliers sought flexibility in the financial standing test to be used for selecting tenderers.
- Suppliers sought as much clarity as possible over the roles and funding in respect of the Central Library relocation, Corn Exchange and Harpur Suite.

The responses and feedback received (including from meetings held) have informed the

contracting authority's requirements, procurement approach, conditions for participation and award criteria, likely suppliers who may be able to supply the services and works, and the intended commercial terms.

The engagement also helped the contracting authority to establish marked knowledge of, and interest in, the opportunity.

Steps were taken and will continue to ensure that the suppliers involved in this market engagement are not put at an unfair advantage in any competition in relation to a contract award to be carried out. It is the contracting authority's intention to publish a tender notice in mid / late June 2025.

It should be noted that the 'total value (estimated)' stated in this notice is an expression of the estimated gross development value of the development which could be delivered through the opportunity.

Submission

Publication date of tender notice (estimated)

16 June 2025

Contracting authority

Bedford Borough Council

- Public Procurement Organisation Number: PLCV-4616-VTHL

Borough Hall, Cauldwell Street

Bedford

MK42 9AP

United Kingdom

Email: Commercial.Hub@bedford.gov.uk

Region: UKH24 - Bedford

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

CBRE LIMITED

Summary of their role in this procurement: Procurement Leads

- Companies House: 03536032
- Public Procurement Organisation Number: PHHJ-5567-CWPY

Henrietta House

London

W1G 0NB

United Kingdom

Email: government.advisory@cbre.com

Website: <http://www.cbre.co.uk>

Region: UKI32 - Westminster

Contact organisation

Contact Bedford Borough Council for any enquiries.