

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/032191-2023>

Contract

Mole Valley District Council - Joint-Venture Development Partner for Swan Centre and Bull Hill, Leatherhead

Mole Valley District Council

F03: Contract award notice

Notice identifier: 2023/S 000-032191

Procurement identifier (OCID): ocds-h6vhtk-0298ed

Published 31 October 2023, 3:55pm

Section I: Contracting authority

I.1) Name and addresses

Mole Valley District Council

Pippbrook

Dorking

RH4 1SJ

Contact

Procurement Team

Email

procurement@horsham.gov.uk

Telephone

+44 1403215299

Country

United Kingdom

NUTS code

UKJ26 - East Surrey

Internet address(es)

Main address

www.molevalley.gov.uk

Buyer's address

<http://www.sesharedservices.org.uk/esourcing>

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

Mole Valley District Council - Joint-Venture Development Partner for Swan Centre and Bull Hill, Leatherhead

Reference number

MVDC - 032268

II.1.2) Main CPV code

- 45210000 - Building construction work

II.1.3) Type of contract

Works

II.1.4) Short description

MVDC is seeking a strategic development partner (Partner) to jointly implement redevelopment proposals for two of its freehold sites comprising The Swan Centre and Bull Hill.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £200,000,000

II.2) Description

II.2.2) Additional CPV code(s)

- 70110000 - Development services of real estate
- 45212400 - Accommodation and restaurant buildings

- 71530000 - Construction consultancy services
- 45211360 - Urban development construction work
- 45111291 - Site-development work
- 45213100 - Construction work for commercial buildings
- 45210000 - Building construction work
- 71540000 - Construction management services
- 70111000 - Development of residential real estate
- 71240000 - Architectural, engineering and planning services
- 71210000 - Advisory architectural services
- 45213110 - Shop buildings construction work
- 71230000 - Organisation of architectural design contests
- 71242000 - Project and design preparation, estimation of costs
- 71410000 - Urban planning services
- 71220000 - Architectural design services
- 70112000 - Development of non-residential real estate
- 45211350 - Multi-functional buildings construction work
- 71520000 - Construction supervision services
- 71510000 - Site-investigation services
- 71250000 - Architectural, engineering and surveying services

II.2.3) Place of performance

NUTS codes

- UKJ26 - East Surrey

Main site or place of performance

Leatherhead

II.2.4) Description of the procurement

MVDC is seeking a Partner with the relevant experience, capability and resources to redevelop a substantial mixed-use regeneration opportunity in Leatherhead. MVDC is seeking a development Partner to bring forward proposals to redevelop / repurpose the Swan Centre and a residential-led mixed-use scheme for Bull Hill, and to create an improved public realm, pedestrian routes and open space. The two sites have a combined area of 10.15 acres / 4.1 hectares, located within the town centre. Our vision for the projects is to deliver: • Approximately 450 new homes; • Re-positioned retail offer; • New leisure uses; • Integrated community spaces; • High quality public realm with open spaces and event space; and • Improved car parking. The Partner should have the skills, resources and track record needed to confidently deliver a project of this nature and be a successful partner to MVDC, who is seeking to enter into a 50:50 partnership. The Partner's role will include but not be limited to design development of each site, securing all planning and statutory consents, undertaking development, construction management and securing funding as required to enable the redevelopment. This will include marketing of the completed development in line with an agreed business plan and jointly working with MVDC with all consultation and communication with stakeholders.

II.2.5) Award criteria

Price

II.2.11) Information about options

Options: Yes

Description of options

The partnering structure will be created through the JV LLP partnership entity. Bidders will be required to set out their proposals for profit and revenue share together as part of their business plan which will indicate the approach to the future property ownership.

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 IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Competitive dialogue

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: [2021/S 000-004509](#)

Section V. Award of contract

Title

Mole Valley District Council - Joint-Venture Development Partner for Swan Centre and Bull Hill, Leatherhead

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 October 2023

V.2.2) Information about tenders

Number of tenders received: 1

Number of tenders received from SMEs: 0

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 1

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Kier Property Developments Limited

Salford

Country

United Kingdom

NUTS code

- UKD36 - Greater Manchester North West

The contractor is an SME

No

V.2.4) Information on value of contract/lot (excluding VAT)

Initial estimated total value of the contract/lot: £200,000,000

Total value of the contract/lot: £200,000,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand, Holborn

London

WC2A 2LL

Country

United Kingdom