

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/034359-2023>

Tender

## **Development Partner/s for Alexandra Dock in Grimsby**

NORTH EAST LINCOLNSHIRE COUNCIL

F02: Contract notice

Notice identifier: 2023/S 000-034359

Procurement identifier (OCID): ocds-h6vhtk-03e153

Published 21 November 2023, 10:04am

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

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

NORTH EAST LINCOLNSHIRE COUNCIL

Municipal Offices, Town Hall Square

GRIMSBY

DN31 1HU

#### **Email**

[procurement@nelincs.gov.uk](mailto:procurement@nelincs.gov.uk)

#### **Country**

United Kingdom

#### **Region code**

UKE13 - North and North East Lincolnshire

**NORTH EAST LINCOLNSHIRE COUNCIL**

NORTH EAST LINCOLNSHIRE COUNCIL

**Internet address(es)**

Main address

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

Buyer's address

<https://www.nelincs.gov.uk/your-council/finances-spending-and-contracts/contracts-and-tenders/>

**I.3) Communication**

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

<https://yortender.eu-supply.com/login.asp?B=YORTENDER>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://yortender.eu-supply.com/login.asp?B=YORTENDER>

**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**

Development Partner/s for Alexandra Dock in Grimsby

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

This is an opportunity for the delivery of the development of the Alexandra Dock area in Grimsby.

The opportunity includes two contracts: primarily a Development Agreement for Phase 1 of the Scheme, a housing development on Garth Lane; secondly, a Framework Development Agreement under which individual phased Development Agreements for the whole site may (but are not guaranteed) to be directly awarded to the winning developer over a ten year development period provided the developer can demonstrate performance in delivery of Garth Lane (and subsequent phases).

Due to the nature of this opportunity, NELC has calculated the value of this opportunity as it would a concession agreement i.e. by reference to an estimate of the likely developer turnover after development of the entire site and not by reference by payments to be made from the Authority to the successful partner. Please see the Procurement Documentation for further details. Funding from the Authority to the chosen partner shall be available grant funding only.

Further details of the Authority's requirements under the contracts and other relevant information are detailed in the Information Memorandum at Schedule 2.

Please refer to the suite of procurement documentation for further information available at:

<https://yortender.eu-supply.com/login.asp?B=YORTENDER>

#### **II.1.5) Estimated total value**

Value excluding VAT: £100,000,000

#### **II.1.6) Information about lots**

This contract is divided into lots: No

### **II.2) Description**

#### **II.2.3) Place of performance**

NUTS codes

- UKC - North East (England)

Main site or place of performance

North East Lincolnshire

#### **II.2.4) Description of the procurement**

This is an opportunity for the delivery of the development of the Alexandra Dock area in Grimsby.

The opportunity includes two contracts: primarily a Development Agreement for Phase 1 of the Scheme, a housing development on Garth Lane; secondly, a Framework Development Agreement under which individual phased Development Agreements for the whole site may (but are not guaranteed) to be directly awarded to the winning developer over a ten year development period provided the developer can demonstrate performance in delivery of Garth Lane (and subsequent phases).

Due to the nature of this opportunity, NELC has calculated the value of this opportunity as it would a concession agreement i.e. by reference to an estimate of the likely developer turnover after development of the entire site and not by reference by payments to be made from the Authority to the successful partner. Please see the Procurement Documentation for further details. Funding from the Authority to the chosen partner shall be available grant funding only.

Further details of the Authority's requirements under the contracts and other relevant information are detailed in the Information Memorandum at Schedule 2.

Please refer to the suite of procurement documentation for further information available at:

<https://yortender.eu-supply.com/login.asp?B=YORTENDER>

#### **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: £100,000,000

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

Duration in months

120

This contract is subject to renewal

No

**II.2.10) Information about variants**

Variants will be accepted: No

**II.2.11) Information about options**

Options: 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**

Competitive dialogue

#### **IV.1.3) Information about a framework agreement or a dynamic purchasing system**

The procurement involves the establishment of a framework agreement

Framework agreement with a single operator

In the case of framework agreements, provide justification for any duration exceeding 4 years:

NELC has decided on a time period of 10 years for the Development Framework Agreement due to the likely timeframes for the whole site to be developed in a cohesive yet financially viable manner. Authority requires a "joined up" strategy and therefore considers the chosen partner for Garth Lane may be best suited to bring forward development on the wider site. A longer term for the Development Framework Agreement is also in order to attract the level of investment required for the development of the whole site.

#### **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 000-020022](#)

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

Date

21 December 2023

Local time

12:00pm

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

English

---

## **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**

North East Lincolnshire Council - Legal Services

Municipal Offices, Town Hall Square

Grimsby

DN31 1HU

Country

United Kingdom

#### **VI.4.2) Body responsible for mediation procedures**

North East Lincolnshire Council - Legal Services

Municipal Offices, Town Hall Square

Grimsby

DN31 1HU

Country

United Kingdom