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Contract

Asset Management & Development Services, Charter Walk, Burnley

Burnley Borough Council

F03: Contract award notice

Notice identifier: 2025/S 000-065479

Procurement identifier (OCID): ocds-h6vhtk-04e438

Published 15 October 2025, 10:27am

Section I: Contracting authority

I.1) Name and addresses

Burnley Borough Council

Town Hall, Manchester Rd

Burnley

BB119SA

Contact

Chris Gay

Email

cgay@burnley.gov.uk

Country

United Kingdom

Region code

UKD46 - East Lancashire

Justification for not providing organisation identifier

Not on any register

Internet address(es)

Main address

www.burnley.gov.uk

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

Asset Management & Development Services, Charter Walk, Burnley

II.1.2) Main CPV code

- 70110000 - Development services of real estate

II.1.3) Type of contract

Services

II.1.4) Short description

Burnley Borough Council is seeking to appoint an experienced asset and development management services company to provide advice on strategic direction and maximise the performance of the Council owned Charter Walk Shopping Centre in Burnley town centre.

A property management provider is already in place managing the day-to-day operation at

Charter Walk. An asset and development management services provider will be responsible for the diligent supervision of the performance by the property manager of its obligations under the property management agreement.

A close working relationship and co-ordination between the asset & development management provider and the property management provider, as well as the council, will be necessary to meet the requirements of the council in relation to the strategic direction of Charter Walk.

The council intends to invest in Charter Walk to maintain and generate income growth over a 30-year period. The objective is to align the assets with the future requirements of the local community by supporting the growth of vibrant and diverse independent tenants in conjunction with the larger national brands.

Please see the Tender Brief and Invitation to Tender documents for further details.

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: £480,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKD46 - East Lancashire

II.2.4) Description of the procurement

Burnley Borough Council is seeking to appoint an experienced asset and development management services company to provide advice on strategic direction and maximise the performance of the Council owned Charter Walk Shopping Centre in Burnley town centre.

A property management provider is already in place managing the day-to-day operation at Charter Walk. An asset and development management services provider will be responsible for the diligent supervision of the performance by the property manager of its obligations under the property management agreement.

A close working relationship and co-ordination between the asset & development management provider and the property management provider, as well as the council, will

be necessary to meet the requirements of the council in relation to the strategic direction of Charter Walk.

The council intends to invest in Charter Walk to maintain and generate income growth over a 30-year period. The objective is to align the assets with the future requirements of the local community by supporting the growth of vibrant and diverse independent tenants in conjunction with the larger national brands.

Please see the Tender Brief and Invitation to Tender documents for further details.

II.2.5) Award criteria

Quality criterion - Name: Method Statements / Weighting: 70

Cost criterion - Name: Fees / Weighting: 30

II.2.11) Information about options

Options: Yes

Description of options

5 year term +1 +1 year extensions at Council's direction.

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.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-005922](#)

Section V. Award of contract

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

1 June 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 9

Number of tenders received by electronic means: 9

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

V.2.3) Name and address of the contractor

Black Cat Building Consultancy Ltd

Manchester

Country

United Kingdom

NUTS code

- UKD33 - Manchester

Companies House

09682289

Internet address

<https://bccconsultancy.co.uk/>

The contractor is an SME

Yes

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

Total value of the contract/lot: £480,000

Section VI. Complementary information

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales Royal Courts of Justice

London

WC2A 2LL

Country

United Kingdom