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Contract

Development Partner/s for Alexandra Docks in Grimsby

North East Lincolnshire Borough Council

F03: Contract award notice

Notice identifier: 2025/S 000-071464

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

Published 6 November 2025, 9:06am

Section I: Contracting authority

I.1) Name and addresses

North East Lincolnshire Borough Council

Municipal Offices, Town Hall Square

Grimsby

DN31 1HU

Email

procurement@nelincs.gov.uk

Country

United Kingdom

Region code

UKE13 - North and North East Lincolnshire

Justification for not providing organisation identifier

Not on any register

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.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 Docks 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.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £100,000,000

II.2) Description

II.2.3) Place of performance

NUTS codes

- UKE13 - North and North East Lincolnshire

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.

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II.2.5) Award criteria

Quality criterion - Name: Design Proposals / Weighting: 17.5%

Quality criterion - Name: Delivery Strategy / Weighting: 12.5%

Quality criterion - Name: Resourcing / Weighting: 7.5%

Quality criterion - Name: Programme / Weighting: 5%

Quality criterion - Name: Legal - Response to Draft Contracts / Weighting: 5%

Quality criterion - Name: Approach to Long-term Partnering / Weighting: 5%

Quality criterion - Name: Social Value / Weighting: 10%

Cost criterion - Name: Funding / Weighting: 7.5%

Cost criterion - Name: Financial Offer / Weighting: 15%

Cost criterion - Name: Overage / Weighting: 2.5%

Cost criterion - Name: Robustness of Assumptions / Weighting: 12.5%

II.2.11) Information about options

Options: No

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

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 000-034359](#)

Section V. Award of contract

Contract No

74206

Title

Development Partner/s for Alexandra Dock in Grimsby

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

31 October 2025

V.2.2) Information about tenders

Number of tenders received: 2

Number of tenders received from SMEs: 1

Number of tenders received by electronic means: 2

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

V.2.3) Name and address of the contractor

Keepmoat Homes Limited

Keepmoat, The Waterfront, Lakeside, Boulevard

Doncaster

DN4 5PL

Country

United Kingdom

NUTS code

- UKE31 - Barnsley, Doncaster and Rotherham

Companies House

02207338

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: £100,000,000

Total value of the contract/lot: £100,000,000

Section VI. Complementary information

VI.3) Additional information

Framework agreement with a single operator

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.

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

