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Tender

Phase 1 - Silicon Sands Campus

BLACKPOOL COUNCIL

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-076182

Procurement identifier (OCID): ocds-h6vhtk-05e6a6

Published 21 November 2025, 4:28pm

Scope

Reference

DN793196

Description

Blackpool Council is a unitary local authority providing public services to approximately 141,000 residents across 21 wards, making up the Borough of Blackpool.

Blackpool Council is procuring a third-party concessionaire to: (i) invest, develop and operate a 6MVA exemplar data centre (together with ancillary office accommodation); and (ii) to connect the heat generated from the data centre to a proposed local heat network within the Silicon Sands site at the Blackpool Airport Enterprise Zone.

Blackpool Council believes that by enabling the development of new digital infrastructure, major economic and social benefits can accrue, bringing significant skilled employment and educational opportunities for the local population and encouraging inward investment and growth in high-tech companies, including start-ups operating in AI systems, making Blackpool competitive in the digital economy.

Blackpool Council is procuring a concessions contract for the purposes of section 3(4) and section 8 of the Procurement Act 2023.

The term of the concessions contract will be 3 years (from June 2026), and the land will be made available on a 250 yearlong lease.

Total value (estimated)

- £250,000,000 excluding VAT
- £300,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 15 June 2026 to 14 June 2099
- 73 years

Main procurement category

Works

CPV classifications

- 09323000 - District heating
- 45213100 - Construction work for commercial buildings
- 45232141 - Heating works
- 45331000 - Heating, ventilation and air-conditioning installation work
- 48800000 - Information systems and servers

- 71314000 - Energy and related services
- 72510000 - Computer-related management services
- 72700000 - Computer network services

Contract locations

- UKD42 - Blackpool

Justification for not using lots

This procurement is not divided into lots. Following consideration of different delivery model options, Blackpool Council has determined that delivery through a single contract is necessary due to the intrinsically linked nature of the requirements.

Participation

Legal and financial capacity conditions of participation

Participation in this procurement is subject to the conditions of participation and associated evaluation methodologies as set out in the RTP, available via Blackpool Council's Procurement Portal: The Chest: <https://procontract.due-north.com/>.

Technical ability conditions of participation

Participation in this procurement is subject to the conditions of participation and associated evaluation methodologies as set out in the RTP, available via Blackpool Council's Procurement Portal: The Chest: <https://procontract.due-north.com/>.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

11 December 2025, 4:00pm

Submission type

Requests to participate

Deadline for requests to participate

19 December 2025, 12:00pm

Submission address and any special instructions

<https://procontract.due-north.com/Advert/?advertId=9cef92f2-e9c6-f011-813a-005056b64545&fromProjectDashboard=True>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 10 suppliers

Selection criteria:

Financial capacity - pass/fail

Legal capacity - pass/fail

Technical ability - out of 100%

Award decision date (estimated)

29 May 2026

Award criteria

Name	Type	Weighting
Commercial	Price	30%
Quality	Quality	25%
Social Value	Quality	20%
Technical Innovation	Quality	10%
Sustainability	Quality	10%
Job Creation	Quality	5%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Concession

Competitive flexible procedure description

The Council will conduct a multi-stage Competitive Flexible Procedure comprising a participation stage, an initial tendering stage, a negotiation stage, followed by a final tendering stage.

Stage 1 - Participation Stage

During this stage, suppliers will be invited to respond to the Request to Participate document ("RTP") in response to the information requirements set out in Part C of the RTP. Submissions will be evaluated against the evaluation criteria as set out in Part D of the RTP.

A maximum of ten (10) highest scoring suppliers who satisfy and pass the minimum conditions will be shortlisted and invited to the initial tendering stage.

The RTP is available via Blackpool Council's Procurement Portal ProActis: The Chest:

<https://procontract.due-north.com/Advert/?advertId=9cef92f2-e9c6-f011-813a-005056b64545&fromProjectDashboard=True>

Stage 2 - Initial Tendering Stage

A maximum of ten (10) shortlisted suppliers will be issued with an Invitation to Submit an Initial Tender document ("ISIT").

A maximum of ten (10) shortlisted suppliers will be required to submit their initial tenders in response to the information requirements set out in Part C of the ISIT, initial tenders will be evaluated in accordance with the evaluation criteria as set out in Part D of the ISIT. The detailed procedure for the tendering stage, including the timetable and any clarification rules, will be set out in the ISIT.

Following the submission of initial tenders, the Council will further shortlist three (3) Tenderers who submit the highest scoring Initial Tender responses, provide feedback and will invite those three (3) shortlisted suppliers to enter into negotiations with the Council.

Stage 3 - Negotiation Stage

The three (3) shortlisted suppliers will be issued with an Invitation to Negotiate document ("ITN"). The detailed procedure for the negotiation stage, including the scope, remit, timetable and any clarification rules, will be set out in the ITN.

Stage 4 - Final Tendering Stage

Following the close of the negotiations, the three (3) shortlisted suppliers will be issued with an Invitation to Submit a Final Tender document ("ISFT").

The three (3) shortlisted suppliers will be required to submit their final tenders in accordance with the ISFT. The detailed procedure for the final tendering stage, including the timetable and any clarification rules, will be set out in the ISFT.

The Council intends to award the concessions contract to the highest scoring supplier, i.e. the supplier who submitted the most advantageous tender.

Justification for not publishing a preliminary market engagement notice

In March 2024, Blackpool Council commenced extensive preliminary market engagement,

to understand the market including which suppliers would be interested in any future opportunity let by Blackpool Council. Blackpool Council received a number of responses from the market which has led to the development of its procurement strategy and Blackpool Council is publishing this tender notice to identify a suitable partner (i.e. the most advantageous tenderer). This preliminary market engagement activity occurred prior to the commencement of the Procurement Act 2023.

Documents

Associated tender documents

<https://procontract.due-north.com/Advert/?advertId=9cef92f2-e9c6-f011-813a-005056b64545&fromProjectDashboard=True>

Documents to be provided after the tender notice

via The Chest portal at this direct link:

<https://procontract.due-north.com/Advert/?advertId=9cef92f2-e9c6-f011-813a-005056b64545&fromProjectDashboard=True>

Technical specifications to be met

<https://procontract.due-north.com/Advert/?advertId=9cef92f2-e9c6-f011-813a-005056b64545&fromProjectDashboard=True>

Contracting authority

BLACKPOOL COUNCIL

- Public Procurement Organisation Number: PHHB-5249-RZVD

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Blackpool

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Email: FTSprocurementnotices@blackpool.gov.uk

Website: <https://www.blackpool.gov.uk>

Region: UKD42 - Blackpool

Organisation type: Public authority - sub-central government