



North Tyneside Council

NORTH TYNESIDE COUNCIL OFFERS AN EXCITING OPPORTUNITY TO ACQUIRE THE FREEHOLD/LONG LEASEHOLD INTEREST IN:-

THE FORMER SWAN HUNTER SHIPYARD SITE
WALLSEND
NORTH TYNESIDE
NE28 6HJ



DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

Introduction

An exciting opportunity has arisen to acquire the long leasehold or freehold interest in the former Swan Hunter shipyard site, Wallsend, North Tyneside.

The site extends to **12.94 hectares (31.96 acres)** on the North Bank of the River Tyne and benefits from over 300m of river frontage including a heavy load out quay and internal road infrastructure.

The Authority is seeking offers and development proposals for occupation by businesses in the offshore energy, subsea and marine sectors and supply chain in line with the Authority's objectives for the site and planning policy.

Location

The site is in Wallsend with direct access to the A187 linking to the A1 (M) and A19 trunk roads, as well as Newcastle City Centre and Newcastle International Airport. The Airport and Newcastle City Centre are also accessible via the Tyne and Wear Metro system with Wallsend Metro station being just ten minutes walk away.

The site is six miles from the North Sea and 96 nautical miles from the Dogger Bank offshore wind farm.

Description

The development site, which has largely been cleared of buildings, extends to 12.94 hectares (31.96 acres) and includes:

- Eastern Access Road – provides access on the east side of the site from the A187 Hadrian Road
- Primary Link Road – provides access on the west side of the site from Benton Way and the A187 Buddle Street
- Quay Link Road – runs north- south to the Western Quay
- Wet berth facility – 194m long by 56m wide, half tide (2.5m deep) dock, suitable for barge/RoRo load outs, lay by and marine testing
- Two quays – 228m long West Quay and 65m long Steel Quay. The Steel Quay accommodates heavy load outs up to 10 tonne/sq m
- Two river berths – a 210m long berth adjacent to the Steel Quay (and part of the West Quay) was dredged to 9.1m below chart datum in 2015; a 109m long berth adjacent to the West Quay was dredged to 7.5m below chart datum in 2016
- Development sites to the north and south of the Eastern Access and Primary Link Roads

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

- Vacant former office buildings (South Block) and temporary structures north of the Primary Link Road. Demolition of these structures would provide the opportunity for a third vehicular access to the site via Station Road.

Site information

Significant infrastructure investment and survey work has been completed in recent years and the As Built Drawings, survey reports and associated documents can be made available on request to interested parties by emailing swans@northtyneside.gov.uk

The documentation made available shall remain the property of North Tyneside Council and is made available on the basis that the documents are treated in the strictest confidence. The documents must not be forwarded or copied to anyone but sub-consultants or other professional advisers who need to assist the bidder with preparation of the offer.

Adjoining uses

Immediately north of the site in Station Road the Council has developed the Swans Centre for Innovation (CFI):

<https://swansoffshore.co.uk/cfi/>

The Swans CFI is home to a cluster of offshore energy, subsea and marine businesses including Rever Offshore, ALE Heavylift, Swan Hunter (NE) Ltd, Industrial & Marine Hydraulics, Walker Subsea Engineering, Floating Energy Systems Ltd, Client Inspection Services and GAC Services (UK) Ltd. The CFI is identified on the attached site plan.

Immediately west of the site lies Neptune Energy Park which, like Swan Hunter, is accessed via Benton Way. This site is home to the National Centre for Subsea Engineering (<https://www.tynesubsea.com/>) which has a second facility in Killingworth, North Tyneside.

Immediately east of the site is WD Close Engineering (<https://www.wdclose.co.uk/>), an established offshore fabricator.

The Oceana Link Road provides access through the WD Close site from the Swan Hunter yard to the Oceana Business Park. This has been used in recent years to transport subsea trenchers, ploughs and other heavy loads from SMD's Turbinia Works site. <https://www.smd.co.uk/>

North east of the site is the Newcastle College Energy Academy who provide training from level 2 to degree level in renewable technologies and subsea engineering. <https://www.ncl-coll.ac.uk/world-class-facilities/energy-academy>

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

Planning

The site is covered by the Former Swan Hunter Ship Yard Local Development Order which provides a simplified planning regime for the development of new B1, B2 and B8 buildings in the oil and gas, offshore wind, marine and subsea sectors.

<https://my.northtyneside.gov.uk/sites/default/files/web-page-related-files/ldo.pdf>

Title

The Title documentation will be made available on request to interested parties by emailing swans@northtyneside.gov.uk

Legal & Surveyor Costs

The Council's in house legal and surveyor's costs shall be paid by the purchaser. The Fees incurred in connection with this transaction will be capped at £20,000.

VAT

Unless otherwise stated, all prices are quoted exclusive of Value Added Tax (VAT). Any interested parties must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Viewings

Viewings can be arranged by contacting the Swans Centre for Innovation on 0191 643 6959 or via email at swans@northtyneside.gov.uk

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

Price

Offers are invited for the freehold or long leasehold interest together with details of the bidder's proposals for the site.

Assessment of offers:

All offers received will be scored on their suitability by the Council considering the following criteria: -

A) Price

Evaluation Criteria	Percentage Weighting	Each question will be scored as follows:
Price for the land	25%	<p>The highest price (which should be unconditional) offered for the site will score a maximum 25%. Lower offers will be scored on a pro rata basis e.g. a price exactly half that of the highest will score 12.5%.</p> <p>Bidders should include a development appraisal with their submission identifying how their financial offer has been calculated.</p> <p>The Council reserves the right to clarify any financial aspects, including costs and values, within the development appraisal and to seek further explanation or amendment if it considers the assumptions made are unsustainable or unusual.</p>

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

B) In addition to Price five quality criteria will be scored to a maximum 75%

Each question will be scored from 0 to 10 as follows: -

- 0 = No evidence in the response at all how the proposal addresses the criteria
- 2 = Very minimal evidence about how the proposal addresses the criteria
- 5 = Satisfactory level of evidence about how the proposal addresses the criteria
- 8 = Good level of evidence about how the proposal addresses the criteria
- 10 = Excellent level of evidence about how the proposal addresses the criteria

Percentages are indicated against each individual question.

An example of scoring for each quality question would be as follows: -

If a question has a weighting of 25% then a score of 10 would give 25%, score of 8 would give 20%, score of 5 would give 12.5%, score of 2 would give 5%, score of 0 would give 0%.

If a question has a weighting of 15% then a score of 10 would give 15%, score of 8 would give 12%, score of 5 would give 7.5%, score of 2 would give 3%, score of 0 would give 0%.

If a question has a weighting of 5% then a score of 10 would give 5%, a score of 8 would give 4%, score of 5 would give 2.5%, score of 2 would give 1%, score of 0 would give 0%.

The sum of the % scores of all the quality questions will give the overall total %.

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

Quality question	Evaluation Criteria	Weighting	Each question will be scored as follows:
1	<p>Objective 1: Ensuring the site is not broken up or moved to purposes that do not support the local economy.</p> <p>How, for example, does the proposed layout, uses and operational arrangements demonstrate that the site operates as a coherent whole to the mutual benefit of all users and occupiers?</p>	25%	<p>Max score 10 points</p> <p>10 = Site remains in single ownership and productive economic use in line with its planning policy and Enterprise Zone status</p> <p>8 = Site moves to ownership by two parties and productive economic use in line with its planning policy and Enterprise Zone status</p> <p>5 = Site moves to ownership by three parties and productive economic use in line with its planning policy and Enterprise Zone status</p> <p>2 = Site moves to ownership by four parties and productive economic use in line with its planning policy and Enterprise Zone status</p> <p>0 = Site moves to ownership by five or more parties</p>
2	<p>Objective 2: Does the proposal contribute to the growth in skills and capabilities of the world class offshore, subsea and marine business sector along the Tyne? In this respect a commitment is expected to maintaining access to the West Quay and Steel Quay by nearby businesses in the offshore, subsea and marine sector.</p>	15%	<p>Max score 10 points</p> <p>0 = No evidence in the response at all how the proposal addresses the criteria</p> <p>2 = Very minimal evidence about how the proposal addresses the criteria</p> <p>5 = Satisfactory level of evidence about how the proposal addresses the criteria</p> <p>8 = Good level of evidence about how the proposal addresses the criteria</p> <p>10 = Excellent level of evidence about how the proposal addresses the criteria</p>

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

3	Objective 3: Does the proposal enable existing businesses in the offshore, subsea and marine sector to thrive and grow locally and also enable new investment, particularly from SMEs, to be secured.	15%	<p>Max score 10 points</p> <p>0 = No evidence in the response at all how the proposal addresses the criteria</p> <p>2 = Very minimal evidence about how the proposal addresses the criteria</p> <p>5 = Satisfactory level of evidence about how the proposal addresses the criteria</p> <p>8 = Good level of evidence about how the proposal addresses the criteria</p> <p>10 = Excellent level of evidence about how the proposal addresses the criteria</p>
4	Objective 4: How does the proposal demonstrate and maximise job creation in the offshore, subsea and marine sector and what measures will be put in place to ensure this has a positive impact on the communities around Wallsend to secure inclusive growth. Submissions should include an explanation of how the job numbers have been calculated and how quickly they will be delivered.	15%	<p>Max score 10 points</p> <p>0 = No evidence in the response at all how the proposal addresses the criteria</p> <p>2 = Very minimal evidence about how the proposal addresses the criteria</p> <p>5 = Satisfactory level of evidence about how the proposal addresses the criteria</p> <p>8 = Good level of evidence about how the proposal addresses the criteria</p> <p>10 = Excellent level of evidence about how the proposal addresses the criteria</p>
5	Integrity and Deliverability of offer – how does the proposal demonstrate the bidder’s recent track record of delivering similar projects and that the bidder has sufficient resources to implement the project. Bidders should indicate how they will fund their	5%	<p>Max score 10 points</p> <p>0 = No evidence in the response at all how the proposal addresses the criteria</p> <p>2 = Very minimal evidence about how the proposal addresses the criteria</p>

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

	proposal.		<p>5 = Satisfactory level of evidence about how the proposal addresses the criteria</p> <p>8 = Good level of evidence about how the proposal addresses the criteria</p> <p>10 = Excellent level of evidence about how the proposal addresses the criteria</p>
--	-----------	--	---

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

Notwithstanding the above criteria, the Authority reserves the right to seek clarifications, additional information and negotiate directly (and on a confidential basis) with one or more bidders to ensure that the best, most appropriate offer is received.

Offer Submission Procedure

- The responses to the quality questions should not exceed the following:
 - Question 1 – Two sides of A4 at Arial 12 point
 - Question 2 – Six sides of A4 at Arial 12 point
 - Question 3 – Six sides of A4 at Arial 12 point
 - Question 4 – Six sides of A4 at Arial 12 point
 - Question 5 – Four sides of A4 at Arial 12 point

Any additional written material that exceeds these limits will not be evaluated.

- The bid should be accompanied by schematic drawings/layouts/elevations up to a maximum of ten single sided plans at size A1.
- The Price Offer and response to the five evaluation questions should be submitted on the Offer Form and Quality Criteria Evaluation Form available on request from swans@northtyneside.gov.uk
- The Offer Form and supporting details should then be sealed in an unmarked envelope.
- The **green adhesive address label** supplied by the Council should be adhered to the front of the envelope. The label can be obtained by contacting Swans Centre for Innovation on 0191 643 6959 or via email at swans@northtyneside.gov.uk
- Tenders submitted without the correct label attached risk being opened prior to the closing date for offers and as such would need to be removed from the selection process.
- Forward all information supporting the offer, in the envelope with the attached green adhesive label to:

Mr Paul Hanson, Chief Executive, North Tyneside Council, Quadrant, The Silverlink North, Cobalt Business Park, Tyne and Wear, NE27 0BY.

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.

Closing date for offers

Returned offers are to arrive at the Council's offices as described above and marked FAO: Mr Paul Hanson, IN AN ENVELOPE WITH THE CORRECT GREEN LABEL ATTACHED, no later than;

12.00 noon on FRIDAY 25th October 2019.

Any offers received after this deadline or not in accordance with the offers procedure outlined above will not be considered.

DISCLAIMER: North Tyneside Council for themselves and for Vendors or Lessors of these properties whose agents they are give notice that:-

- I. the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;**
- II. all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, survey reports, as built drawings and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;**
- III. no person in the employment of North Tyneside Council has any authority to make or give any representation or warranty whatever in relation to the property.**



Regeneration and Economic
Development
Quadrant
The Silverlink North
Cobalt Business Park
North Tyneside
NE27 0BY

North Tyneside Council

regeneration@n-tc.gov.uk

