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Tender

Bristol Temple Quarter Regeneration Project - Private Sector Partner

BRISTOL TEMPLE QUARTER LLP

F02: Contract notice

Notice identifier: 2025/S 000-006735

Procurement identifier (OCID): ocids-h6vhtk-04e684

Published 21 February 2025, 1:25pm

Section I: Contracting authority

I.1) Name and addresses

BRISTOL TEMPLE QUARTER LLP

70 Redcliff Street

BRISTOL

BS16AL

Contact

Julian Dalby

Email

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Country

United Kingdom

Region code

UKK11 - Bristol, City of

Companies House

OC451571

Internet address(es)

Main address

<https://www.bristoltemplequarter.com/>

I.3) Communication

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

<https://weca-atamis.my.site.com/s/Welcome>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://weca-atamis.my.site.com/s/Welcome>

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

Bristol Temple Quarter Regeneration Project - Private Sector Partner

Reference number

BTQ-007

II.1.2) Main CPV code

- 70000000 - Real estate services

II.1.3) Type of contract

Services

II.1.4) Short description

The transformation of Bristol Temple Quarter is one of Europe's most ambitious city centre regeneration projects. It presents a unique opportunity to create at least 10,000 new homes, over 22,000 new jobs and bring £1.6bn annually to the city-region economy.

The delivery of Bristol Temple Quarter is underpinned by a long-standing working relationship between Bristol City Council, Homes England, West of England Combined Authority (also referred to as the Mayoral Combined Authority or MCA) and Network Rail. In March 2024, Bristol City Council, Homes England and the MCA ("BTQ LLP Members") formed Bristol Temple Quarter LLP ("BTQ LLP"), formalising their long-term commitment to transform the area.

BTQ LLP will be the contracting authority that undertakes the procurement process for a potential private sector development partner and contracts with the successful bidder.

Network Rail is working closely alongside BTQ LLP to facilitate comprehensive regeneration within Bristol Temple Quarter. Whilst not a member of BTQ LLP, there are provisions to allow for Network Rail to become a Member of BTQ LLP in the future.

II.1.5) Estimated total value

Value excluding VAT: £4,000,000,000

II.1.6) Information about lots

This contract is divided into lots: No

II.2) Description

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 70110000 - Development services of real estate

- 71410000 - Urban planning services

II.2.3) Place of performance

NUTS codes

- UKK11 - Bristol, City of

II.2.4) Description of the procurement

BTQ covers approximately 135 hectares in the heart of Bristol and covering two principal geographic areas:

- Temple Meads West: land predominately to the west of Temple Meads station, including a number of sites which BTQ LLP has secured control over. BTQ benefits from a £95m grant from Homes England which is being used to help deliver enabling infrastructure, including enhancements to Bristol Temple Meads station and land assembly.
- St Philip's Marsh: area extending to 90 hectares to the east of Bristol Temple Meads station, offering opportunity for transformational growth.

The appointed private sector partner will have the opportunity to work with BTQ LLP to progress comprehensive regeneration at scale across land that is within its control and, in parallel, support it to advance proposals for the regeneration of St Philip's Marsh over the medium- to long-term. Subject to performance outputs being achieved and gateway approvals, BTQ LLP intends that the development partner would then take forward delivery of St Philip's Marsh.

BTQ LLP's ambition is to create a series of thriving, well-connected, mixed neighbourhoods that help tackle the housing, climate and ecological emergencies, boost the economy, and make the city-region fit for the 21st century. BTQ LLP is seeking a private sector development partner that shares these aspirations to deliver exemplar placemaking to transform Bristol Temple Quarter and deliver socially inclusive and sustainable growth for the wider community.

BTQ LLP will be hosting an event at 4pm on Friday 28th February in Bristol to mark this milestone in the Bristol Temple Quarter programme. The event will be to celebrate progress on the programme in the last 12 months and an opportunity for attendees to hear from senior figures from the partnership, including the regional Mayor and Leader of Bristol City Council. This event is not part of the procurement process but will instead be a wider opportunity to hear more about the general progress and ambitions for the BTQ programme. Any presentations made at the event will be recorded and made available on the portal accessible via the link in Section I.3.

If you are interested in attending, please contact hello@bristoltemplequarter.com

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

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

Duration in months

360

This contract is subject to renewal

No

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 3

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: Yes

Description of options

The duration outlined in Section 2.7 is based on the assumption that delivery of both Temple Meads West and St Philip's Marsh progresses.

The initial term of the PSP contract is 20 years from contract commencement, with an option for BTQ LLP (at its discretion) to extend (in one or more periods) for an additional 10 years. Completion of any delivery activities may continue to take place after the PSP contract has expired

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.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

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

Date

23 April 2025

IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates

2 June 2025

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

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 9 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

BTQ LLP reserves the right to discontinue or delay the procurement process and may decide not to award a contract as a result of this call for competition. BTQ LLP shall not be liable for any costs or expenses incurred by any organisation in considering and/or responding to the procurement process.

The contract value stated in Section II.1.5 of £4bn represents the estimated gross development value for both Temple Meads West and St Philip's Marsh. Should the development of St Philip's Marsh not proceed as planned, the estimated contract value may be in the region of £750m, reflecting the value solely attributed to the delivery of sites anticipated to be in BTQ LLP's control within Temple Meads West.

In order to request to participate in this contract opportunity, interested organisations must complete and submit a response to BTQ LLP's Selection Questionnaire by the deadline stated in Section IV.2.2. BTQ LLP will then undertake a shortlisting process and intends to shortlist 3 successful candidates, as set out in Section II.2.9, to be invited to dialogue and reserves the right to invite a 4th placed candidate where they achieve a score equal to or solely within 1% of the 3rd placed candidate.

Details of the envisaged dialogue process is set out in the procurement documents.

To access this information and initiate the application process, please visit: <https://weca-atamis.my.site.com/s/Welcome>.

There you will also find access to the data room, containing further relevant documentation on the opportunity.

Organisations are advised to allow adequate time for uploading documents.

VI.4) Procedures for review

VI.4.1) Review body

High Court of England and Wales

London

Country

United Kingdom