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Planning

Expressions of interest sought for regeneration development opportunity for multi-site residential led mixed use regeneration in Belfast city centre

Belfast City Council

F01: Prior information notice

Prior information only

Notice identifier: 2023/S 000-006874

Procurement identifier (OCID): ocds-h6vhtk-03b0dd

Published 9 March 2023, 11:23am

Section I: Contracting authority

I.1) Name and addresses

Belfast City Council

9 - 21 Adelaide Street

Belfast

BT2 8DJ

Contact

Jessica Way or Adrian Ferguson

Email

belfasti@belfastcity.gov.uk

Country

United Kingdom

Region code

UKN06 - Belfast

Internet address(es)

Main address

www.belfastcity.gov.uk

I.3) Communication

Additional information can be obtained from the above-mentioned address

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

Expressions of interest sought for regeneration development opportunity for multi-site residential led mixed use regeneration in Belfast city centre

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Increasing the city's population is a key ambition in The Belfast Agenda, the city's

community plan, so Belfast City Council is now seeking to establish a long-term arrangement with an investor / development partner to bring forward sustainable, residential-led regeneration with placemaking, people and connectivity at its heart.

Four key city centre sites have initially been earmarked for development, with the potential for further sites across the city to be identified in due course.

Below is a sample of the strategic sites identified by Belfast City Council. These may be made available for development by the PSP along with others in the ownership of the council and other public sector bodies, subject to agreement.

- Inner North West South – including Smithfield Market and Samuel Street
- Lands at Exchange Street and 24-42 Corporation Street
- Lands at Ormeau Avenue
- Lands at 22-38 Gloucester Street

The Council is seeking to appoint a Private Sector Partner (PSP) through a long-term arrangement which will undertake to fund, develop, and where appropriate, own and manage assets as part of comprehensive regeneration schemes. Together with the initial seed sites detailed in this document, it is anticipated that there may be further opportunities across the city. Our key objective is to bring forward sustainable development through a co-ordinated and phased partnership approach with placemaking and people at its core.

II.1.5) Estimated total value

Value excluding VAT: £270,000,000

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

II.2.3) Place of performance

NUTS codes

- UKN06 - Belfast

Main site or place of performance

Belfast

II.2.4) Description of the procurement

The purpose of this EoI is to establish interest in a proposed procurement to establish a long-term arrangement with an investor / developer partner which will undertake to fund, develop, and where appropriate, own and manage assets as part of comprehensive regeneration schemes.

Please email your EoI to belfasti@belfastcity.gov.uk. Upon receipt of your EoI email further information regarding this opportunity will be sent to you.

Further details on any subsequent procurement process (including timescales, technical information, evaluation criteria etc), will be contained in the procurement documents when published. The council's intention is that a Contract Notice will be published in due course and a formal Competitive Dialogue commenced.

The Council reserves the right to contact any or all organisations who responds to this EoI to further discuss this requirement. The council cannot guarantee that all organisations will be contacted who submit an EoI response.

The Council uses eSourcing NI as its eTendering platform. It is recommended that you register with eSourcing NI if you are not registered already. If you are already registered please ensure your account information (including email contacts) is up to date.

Whilst the Council will endeavour to keep any respondents to this EoI informed on developments in the procurement process, the Council cannot guarantee this.

II.2.14) Additional information

If you are interested in receiving further information regarding this opportunity, please contact belfasti@belfastcity.gov.uk by 31st May 2023.

II.3) Estimated date of publication of contract notice

1 September 2023

Section IV. Procedure

IV.1) Description

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

The procurement is covered by the Government Procurement Agreement: Yes