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Planning

Minster Quarter Central, Reading | Development Opportunity

Reading Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-021017

Procurement identifier (OCID): ocids-h6vhtk-0357fa

Published 1 August 2022, 6:12pm

Section I: Contracting authority

I.1) Name and addresses

Reading Borough Council

Civic Offices, Bridge Street

Reading

RG1 2LU

Contact

Emma Gee

Email

Emma.Gee@reading.gov.uk

Country

United Kingdom

NUTS code

UKJ11 - Berkshire

Internet address(es)

Main address

www.reading.gov.uk

Buyer's address

<https://in-tendhost.co.uk/readingbc.aspx/Tenders/Current>

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**

Minster Quarter Central, Reading | Development Opportunity

Reference number

1000019

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Development Partner Sought for Site of Huge Potential in Reading Town Centre
Reading Borough Council is seeking a development partner to deliver a best-in-class legacy development at Minster Quarter Central, centred around a sustainable, high-quality, mixed-use development with a unique character and sense of place that delivers growth, employment and regeneration at a key gateway to the thriving town centre.

II.1.5) Estimated total value

Value excluding VAT: £200,000,000

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
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKJ11 - Berkshire

Main site or place of performance

Minster QuarterReadingRG1 7UA

II.2.4) Description of the procurement

Reading Borough Council ("RBC") is seeking a development partner to deliver a best-in-class legacy development at Minster Quarter Central, centred around a sustainable, high-quality, mixed-use development with a unique character and sense of place that delivers growth, employment and regeneration at a key gateway to the thriving town centre. There is an unprecedented opportunity to develop a 5.2 acre (2.1 hectare) site at one of the best located mixed use development opportunities in the UK with the potential to create a real landmark destination, minutes from the highly performing Oracle shopping centre. The site is situated at the heart of Reading's hugely attractive and busy town centre which

acts as the region's main shopping destination, is a major transport hub in the south-east soon to benefit from the opening of the Elizabeth Line and boasting the regionally popular Hexagon Theatre. It is also located in an area due for significant investment and regeneration in the coming years with approximately 600 flats proposed on surrounding sites (not within RBC's ownership) as well as the potential for significant upgrades to the Hexagon Theatre in the next few years (subject to successful government funding bids). The ambition is to create a high quality residential-led development to enhance Reading as a destination of choice for high quality commercial and residential occupiers and visitors. Subject to planning, redevelopment proposals for Minster Quarter Central could include residential units providing a mix of private accommodation, Build To Rent and affordable housing, a 90 bed hotel, flexible working and conference facilities and outdoor performance space. Due to Reading's strategic location, excellent connectivity, highly skilled workforce and growing global appeal, the town provides an attractive proposition to develop a Build to Rent ("BTR") platform with the town characterised by affordable property prices, competitive rents and a thriving economy. The growth of BTR in key regional cities such as Reading has started to outpace London, with commuter belt towns offering more affordable space, a change in lifestyle and more outdoor space. This is particularly evident in Crossrail towns such as Reading, where due to increased levels of demand, house prices have seen significant growth since Crossrail's inception in 2009. In order to progress with the development, the Council is seeking to enter into a development agreement with the preferred development partner. The Council will be adopting Competitive Procedure by Negotiation as its preferred procurement process. The Council is looking for a development partner who can work with the Council to achieve its stated key objectives in respect of affordable housing, public realm and zero carbon as well as work in partnership with adjoining landowners to help realise the potential of the wider regeneration area. Interested parties are invited to attend the launch below and further details are available from Javid Patel – javid.patel@eddisons.com or Neil Houghton Neil.Houghton@eddisons.com A launch event will be held on 14 September at 10am at The Hexagon Theatre in Reading town centre where prospective bidders can find out more about the economic powerhouse that is Reading, the development opportunity and the Council's aspirations in respect of the site.

II.3) Estimated date of publication of contract notice

19 September 2022

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

