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Planning

## **Stockport 8 - Development Partner (Master Developer)**

Stockport Metropolitan Borough Council

F01: Prior information notice

Prior information only

Notice identifier: 2022/S 000-021176

Procurement identifier (OCID): ocids-h6vhtk-035864

Published 2 August 2022, 5:46pm

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Stockport Metropolitan Borough Council

4th Floor, Waterside House, Waterside Plaza

Sale

M33 7ZF

#### **Contact**

Mrs Sarah Keating

#### **Email**

[Sarah.Keating@star-procurement.gov.uk](mailto:Sarah.Keating@star-procurement.gov.uk)

#### **Telephone**

+44 1619121616

#### **Country**

United Kingdom

**Region code**

UKD3 - Greater Manchester

**Internet address(es)**

Main address

<http://www.stockport.gov.uk/>

Buyer's address

<http://www.stockport.gov.uk/>

**I.3) Communication**

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

<https://procontract.due-north.com>

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**

Housing and community amenities

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## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

Stockport 8 - Development Partner (Master Developer)

Reference number

DN626095

#### **II.1.2) Main CPV code**

- 45000000 - Construction work

#### **II.1.3) Type of contract**

Works

#### **II.1.4) Short description**

Stockport Council are undertaking this preliminary market engagement to consult with potential Investor Partners to inform our subsequent approach and procurement programme. Note, this exercise is for pre-market engagement activity only and does not constitute dialogue or negotiation.

The preliminary market engagement is being carried out under the provisions of Regulations 40 and 41 of the Public Contract Regulations 2015 (SI 2015/102).

Any response or information related to this preliminary market engagement exercise which influences the procurement process will be documented in accordance with Regulation 84 of the Public Contract Regulations 2015 (SI 2015/102). Involvement in this preliminary market engagement will not preclude any organisation from participating in any future tender process, nor will there be any advantage or disadvantage when participating.

Objectives of the preliminary market engagement:

Inform the market of the upcoming opportunity

Ensure that the requirements are correctly aligned with current and best practice and are proven and affordable

Gain insight and feedback on the Concept Masterplan

Gain insight and feedback on proposed delivery, legal and commercial structures

Gain insight and feedback on proposed procurement route

Please refer to the PIN documentation for a number of questions to be answered.

Interested parties are asked to provide their responses via the Chest - Reference DN626095

### **II.1.6) Information about lots**

This contract is divided into lots: No

## **II.2) Description**

### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UKD3 - Greater Manchester

### **II.2.4) Description of the procurement**

The Council's bold vision for Stockport Town Centre and wider borough is embedded within the Strategic Regeneration Framework ("SRF") which is intended to inspire, excite and engage with existing and future residents and businesses as well as developers and investors. It establishes a vision, masterplan and delivery strategy for how Stockport Town Centre West could be reshaped over the next 15-20 years as Greater Manchester's newest, greenest and coolest affordable urban neighbourhood.

The SRF and supporting Supplementary Planning Document has been endorsed by the Council; and now represents a material consideration in reviewing and determining planning applications. At this early stage the masterplan is intended to demonstrate the scale of change and aid understanding of scale and massing, rather than prescribing the final form of development. The SRF has split the masterplan into 5 contiguous neighbourhoods.

In the context of Stockport 8, the Council's Corporate Goals are to:

1. Secure an equitable financial return via the realisation of:

- Capital receipts
- Long term income streams
- Overage

2. Enhance the Council's and SMDC's local and national reputation for:

Council Objectives:

ONE HEART,

- caring and growing Stockport
- healthy and happy Stockport
- strong and supportive Stockport

One Home,

- Fair and inclusive Stockport
- flourishing and creative Stockport
- climate friendly Stockport

One Future,

an enterprising and thriving Stockport

a skilled and confident Stockport

a radically digital Stockport

SMDC Objectives 2022 - 2027

- Housing a growing community
- Sustainability and carbon reduction
- Innovation and future-proofing
- Putting people at the heart of regeneration

- Communications, external relations and engagement.
- Enhancing connectivity
- Increasing employment and economic growth

### **II.3) Estimated date of publication of contract notice**

26 August 2022

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## **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