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Planning

## **Redevelopment of land at North Quay and Weymouth Bowl**

Dorset Council

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-024363

Procurement identifier (OCID): ocds-h6vhtk-048758

Published 2 August 2024, 3:46pm

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

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

Dorset Council

Dorset Council, County Hall, Colliton Park

Dorchester

DT1 1XJ

#### **Contact**

Julian Wain

#### **Email**

[regeneration@dorsetcouncil.gov.uk](mailto:regeneration@dorsetcouncil.gov.uk)

#### **Telephone**

+44 1305221951

**Country**

United Kingdom

**Region code**

UKK25 - Dorset

**Internet address(es)**

Main address

<https://www.dorsetcouncil.gov.uk>

Buyer's address

<https://www.dorsetcouncil.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

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**Section II: Object****II.1) Scope of the procurement****II.1.1) Title**

Redevelopment of land at North Quay and Weymouth Bowl

Reference number

DN736272

**II.1.2) Main CPV code**

- 45210000 - Building construction work

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

Works

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

This prior information notice is not a call for competition. It is being published to give notice to the market of an upcoming procurement.

Dorset Council is releasing this Prior Information Notice to indicate the expected launch of a procurement process for the selection of one or two partners for the development of the land at North Quay, Weymouth and Weymouth Bowl, St Nicholas Street, Weymouth.

The procurement is likely to be divided into three Lots, being:

- Lot 1: Redevelopment of Land at North Quay;
- Lot 2: Redevelopment of Land at Weymouth Bowl; and
- Lot 3: Redevelopment of Land at North Quay and Weymouth Bowl.

Bidders will be able to bid for any or all Lots. Lot 3 will be treated as a variant tender, such that award of contracts shall either be by way of an award under Lot 1 and Lot 2; or Lot 3 only.

The contracts will be structured as works concessions, and the procurement will be undertaken under the Concession Contracts Regulations 2016. The procurement process will consist of multiple stages, to include dialogue with bidders.

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

This contract is divided into lots: Yes

## **II.2) Description**

### **II.2.1) Title**

Lot 1 - Redevelopment of North Quay

Lot No

1

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

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211360 - Urban development construction work
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate

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

NUTS codes

- UKK25 - Dorset

Main site or place of performance

North Quay, Weymouth, Dorset, DT4 8TA

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

Dorset Council is seeking to appoint a partner for the development of land at North Quay. The partner will be required to bring forward proposals in consultation and agreement with Dorset Council, obtain planning permission and develop the North Quay site in accordance with the agreed proposal.

Following the award in 2023 of Levelling Up Funding the Council has prepared the site at North Quay by demolishing the former Council Offices and repairing the harbour wall. Further funding exists for works to the road layout and the public realm.

Dorset Council expects that the proposals will be residential development led, but is open to considering hotel use or commercial as appropriate. Interested parties are asked to indicate in their EOI response what type of development they would propose at the site.

## **II.2.14) Additional information**

- 1) This PIN is not a call for competition and is published with the intention of informing the market of an upcoming procurement process.
- 2) Dorset Council reserves the right not to commence any procurement or award any contract in respect of this notice.
- 3) The information contained in this PIN and the documents made available are indicative only at this stage and subject to change.

4) Dorset Council shall not be liable for any losses incurred by any party as a result of reliance on the information contained/linked herein.

## **II.2) Description**

### **II.2.1) Title**

Lot 2 - Redevelopment of Weymouth Bowl

Lot No

2

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

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211360 - Urban development construction work
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate

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

NUTS codes

- UKK25 - Dorset

Main site or place of performance

Former M F A Bowling Alley, St Nicholas Street, Weymouth, Dorset, DT4 8AD

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

Dorset Council is seeking to appoint a partner for the development of land at Weymouth Bowl. The partner will be required to bring forward proposals in consultation and agreement with Dorset Council, obtain planning permission and develop the Weymouth Bowl site in accordance with the agreed proposal.

The demolition of the previous bowling alley at Weymouth Bowl is currently being procured by Dorset Council.

Dorset Council expects that the proposals will be residential development led, but is open to considering hotel use or commercial as appropriate. Interested parties are asked to indicate in their EOI response what type of development they would propose at the site.

### **II.2.14) Additional information**

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## **II.2) Description**

### **II.2.1) Title**

Lot 3 - Redevelopment of North Quay and Weymouth Bowl

Lot No

3

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

- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211360 - Urban development construction work
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate

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

NUTS codes

- UKK25 - Dorset

Main site or place of performance

North Quay, Weymouth, Dorset, DT4 8TA and Former M F A Bowling Alley, St Nicholas Street, Weymouth, Dorset, DT4 8AD

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

Lot 3 will seek a combined proposal for both sites. It will be treated as a variant tender during the procurement process.

Dorset Council is seeking to appoint a partner for the development of land at North Quay and Weymouth Bowl. The partner will be required to bring forward proposals in consultation and agreement with Dorset Council, obtain planning permission and develop the North Quay and Weymouth Bowl sites in accordance with the agreed proposal.

Following the award in 2023 of Levelling Up Funding the Council has prepared the site at North Quay by demolishing the former Council Offices and repairing the harbour wall. Further funding exists for works to the road layout and the public realm.

At Weymouth Bowl the demolition of the previous Bowling Alley is currently being procured.

Dorset Council expects that the proposals will be residential development led, but is open to considering hotel use or commercial as appropriate. Interested parties are asked to indicate in their EOI response what type of development they would propose at each site.

#### **II.2.14) Additional information**

- 1) This PIN is not a call for competition and is published with the intention of informing the market of an upcoming procurement process.
- 2) Dorset Council reserves the right not to commence any procurement or award any contract in respect of this notice.
- 3) The information contained in this PIN and the documents made available are indicative only at this stage and subject to change.
- 4) Dorset Council shall not be liable for any losses incurred by any party as a result of reliance on the information contained/linked herein.

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

9 September 2024

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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

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## **Section VI. Complementary information**

### **VI.3) Additional information**

If you wish to indicate an early expression of interest in relation to this opportunity, please complete the EOI form which can be found on <https://procontract.due-north.com/Advert?advertId=f8772bfc-b750-ef11-812d-005056b64545&p=696a9836-1895-e511-8105-000c29c9ba21>