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Planning

Bristol Temple Quarter Regeneration Project - Development Partner

BRISTOL TEMPLE QUARTER LLP

F01: Prior information notice

Prior information only

Notice identifier: 2024/S 000-039137

Procurement identifier (OCID): ocds-h6vhtk-04c258

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Section I: Contracting authority

I.1) Name and addresses

BRISTOL TEMPLE QUARTER LLP

70 Redcliff Street

BRISTOL

BS16AL

Contact

Julian Dalby

Email

julian.dalby@westofengland-ca.gov.uk

Country

United Kingdom

Region code

UKK11 - Bristol, City of

Companies House

OC451571

Internet address(es)

Main address

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

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

Bristol Temple Quarter Regeneration Project - Development Partner

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 largest city centre regeneration projects. It presents a unique opportunity to create up to 10,000 new homes, thousands of 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, Network Rail and the West of England Combined Authority. In March 2024, Bristol City Council, Homes England and the West of England Combined Authority ("BTQ LLP Members") formed Bristol Temple Quarter LLP, formalising their long-term commitment to transform the area. BTQ LLP is now the delivery body responsible for realising the comprehensive regeneration of Bristol Temple Quarter. Since its establishment, BTQ LLP has been working with the BTQ LLP Members to advance its operational readiness. BTQ LLP is also actively engaged with Network Rail to finalise the basis upon which both Network Rail's land will be committed prior to the commencement of the procurement process, as well as managing the interface with the ongoing works to enhance Bristol Temple Meads Station.

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

This Prior Information Notice is not a call for competition and is being issued to provide advance notice of the potential forthcoming development partner opportunity.

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

With a refurbished Bristol Temple Meads station at its heart the Bristol Temple Quarter regeneration project aims to establish the area as a world-class gateway to Bristol and the West of England that reflects and enhances the heritage of Brunel's Grade I listed station. A number of development sites around the station are currently in public ownership and offer the opportunity to deliver significant housing, commercial space and placemaking in a well-connected, central location.

The regeneration area is split into two:

- Phase 1 covers a broad arc of land primarily from the northwest to the south of Temple Meads Station, which is mostly within the control of the BTQ Partners. Phase 1 benefits from a c.£95m grant from Homes England which will help deliver enabling infrastructure, including renovations to the station.
- Phase 2 includes a larger area of land across St Philip's Marsh, located in an arc from the northeast to the southeast of the station.

The combined area of Phases 1 and 2 is approximately 135 hectares.

BTQ LLP's development partner is expected to have the opportunity to immediately progress regeneration at scale across land that is available within Phase 1; with concurrent support required from the partner to help confirm the scale of development that could viably be achieved in Phase 2. The development partner will be expected to support BTQ LLP in establishing a clear business case and determining the most effective method for delivery of Phase 2. Subject to performance outputs being achieved and gateway approvals, the LLP intends that the development partner would then take forward delivery of Phase 2.

Working collaboratively, BTQ LLP's ambition is to create thriving, well-connected, mixed communities that help tackle the housing, climate and ecological emergencies, boost the economy, and make the city-region fit for the 21st century. BTQ LLP will be seeking a 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.

It is the intention to launch the procurement process in Q1 2025

More general detail on the wider project can be found on the website for the wider Bristol Temple Quarter area: <https://www.bristoltemplequarter.com/>

If you are interested in the proposed development partner role, please email the contact listed in Section I.1 providing your name and contact details and a brief overview of your organisation. (Include Bristol Temple Quarter PIN in the email title)

If you responded to the previous PIN you do not have to respond to this one as well.

II.3) Estimated date of publication of contract notice

13 February 2025

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