

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/075437-2025>

Award

Celtic Sea Floating Offshore Wind Leasing Round 5 - Project Development Area 2 - Direct Award

The Crown Estate

F15: Voluntary ex ante transparency notice

Notice identifier: 2025/S 000-075437

Procurement identifier (OCID): ocids-h6vhtk-05e4de

Published 19 November 2025, 6:28pm

Section I: Contracting authority/entity

I.1) Name and addresses

The Crown Estate

1 St James's Market

London

SW1Y 4AH

Email

round5@thecrownestate.co.uk

Telephone

+44 2078515000

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<https://www.thecrownestate.co.uk/>

I.4) Type of the contracting authority

Other type

Public Corporation

I.5) Main activity

Other activity

Property management

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Celtic Sea Floating Offshore Wind Leasing Round 5 - Project Development Area 2 - Direct Award

II.1.2) Main CPV code

- 71500000 - Construction-related services

II.1.3) Type of contract

Services

II.1.4) Short description

The Crown Estate is seeking to enter into a concession contract for the grant of new seabed rights to a developer for the development of a new floating offshore wind farm within a project development area (a "PDA") in the Celtic Sea, which has a maximum potential energy generation capacity of 1.5GW.

These rights will be governed by an 'agreement for lease', the holder of which will acquire the rights necessary to develop a floating offshore wind farm in the relevant PDA and will have the option to enter into a lease with The Crown Estate for the construction and operation of the wind farm for the purposes of the generation, transmission and sale of electricity (or other forms of energy, where permitted), subject to the satisfaction of certain conditions detailed in the agreement for lease.

The maximum contract value has been stated in this notice as [0.01 GBP] as The Crown Estate is unable to state a maximum contract value for the PDA which is the subject of this transparency notice, due to the impossibility of predicting what the likely overall value of the concession to the developer will be.

The option fee price which will be payable by the developer to The Crown Estate under the agreement for lease for the PDA which is the subject of this transparency notice will be 350 GBP/MW/annum.

The estimated dates for the agreement for lease are 20 February 2026 to 19 February 2036.

II.1.6) Information about lots

This contract is divided into lots: No

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £0.01

II.2) Description

II.2.2) Additional CPV code(s)

- 09310000 - Electricity
- 31121320 - Wind turbines
- 31121340 - Wind farm
- 45200000 - Works for complete or part construction and civil engineering work
- 45251160 - Wind-power installation works
- 45262421 - Offshore mooring work
- 45262422 - Subsea drilling work
- 45262424 - Offshore-module fabrication work

- 45315200 - Turbine works
- 45315300 - Electricity supply installations

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Refer to section II.1.4) above and Annex D4 below.

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Award procedure without prior publication of a concession notice in the cases listed below

- No applications, no tenders or no suitable tenders/applications in response to a prior concession award procedure

Explanation:

Important note: The contract which is the subject of this notice is being awarded by The Crown Estate by way of switching to a direct award following an unsuccessful tendering procedure, as explained further below.

Please note that a transparency notice has also been published in respect of this direct award (notice identifier: 2025/S 000-075016; procurement identifier: ocds-h6vhtk-05e3e2). For the avoidance of doubt, the two notices relate to the same (i.e. single) direct award., which is being run in accordance with the PA 2023.

The contract is to be awarded directly to a supplier that is not an excluded supplier by virtue of section 43 of the Procurement Act 2023 ("PA 2023").

The Crown Estate held a competitive tender process for the granting of new seabed rights to developers for the development of new floating offshore wind farms within three PDAs, which was advertised by way of a concession notice published on Find a Tender on 28 February 2024 (notice identifier: 2024/S 000-006434) (Celtic Sea Floating Offshore Wind Leasing Round 5 ("Round 5")). The Round 5 tender process was designed to result in the award of three separate agreements for lease to three different successful suppliers - one for each of the three PDAs. Two bidders remained at the final (auction) stage of the process and bid successfully for two of the PDAs. Under the rules of the Round 5 tender process no bidder could be awarded rights in respect of more than one PDA and no tender was received for the third PDA. The Crown Estate considers that for the purposes of section 43(2) of the PA 2023 no tenders were received for the agreement for lease for the third PDA.

The Crown Estate considers that an award of the contract under section 19 of the PA 2023 is not possible in the circumstances. A delay to granting rights in respect of the third PDA while a further full competitive tender process is designed and run risks a number of potentially significant adverse effects on all three PDAs. Timely deployment of all three PDAs is needed to provide the certainty the supply chain, ports and other critical infrastructure need to plan and invest in floating wind in the UK. Without the full award of three PDAs, it is possible that the necessary investment in supply chain and ports may not be forthcoming (or may be delayed) resulting in possible delay to delivery. Any delays to the award of the third PDA could also delay skills development and the necessary investment in people required to support Round 5, causing delays in deployment of the programme. In addition, the experience and outcome of the Round 5 tender provide compelling evidence that the current challenging market conditions are such that a further, lengthy full tender process is unlikely to deliver a successful outcome for the third PDA.

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

The procurement is covered by the Government Procurement Agreement: No

Section V. Award of contract/concession

A contract/lot is awarded: Yes

V.2) Award of contract/concession

V.2.1) Date of conclusion of the contract

19 November 2025

V.2.2) Information about tenders

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor/concessionaire

Ocean Winds UK Limited

Shepherd And Wedderburn Llp

London

EC3V 9AA

Email

communications@oceanwinds.com

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

07101190

Internet address

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

The contractor/concessionaire is an SME

No

V.2.4) Information on value of contract/lot/concession (excluding VAT)

Initial estimated total value of the contract/lot/concession: £0.01

Lowest offer: £0.01 / Highest offer: £0.01 taken into consideration

V.2.5) Information about subcontracting

The contract/lot/concession is likely to be subcontracted

Section VI. Complementary information

VI.3) Additional information

Please note that the contract for PDA2 has not already been entered into between The Crown Estate and the successful supplier. The “date of conclusion of the contract” in section V.2.1 above has been entered purely for the purpose of enabling publication of this notice. The estimated date of entry into the agreement for lease is 20 February 2026, and the agreement for lease’s estimated end date is 19 February 2036.

VI.4) Procedures for review

VI.4.1) Review body

The Royal Courts of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom