



# BRISTOL TEMPLE QUARTER

Memorandum of Information

## Foreword

Our shared ambition is to make Bristol Temple Quarter an exemplar of how a long-term partnership-led approach can deliver meaningful place-based change for local people.

The Bristol Temple Quarter Limited Liability Partnership (BTQ LLP) was created to drive this change in a coordinated and comprehensive way. We want to be a guide to others for how to bring together the local leadership of a city council, the strategic regional expertise of a Mayoral Combined Authority, the national influence of a government agency, and the financial power and delivery experience of the private sector around a shared long-term vision for change.

To make this happen we will be brave, creative, and ambitious. We will continue to work with partners like Network Rail and the University of Bristol to bring the combined influence of the public sector together with Bristol's civic institutions and the private sector, driving a successful future for Temple Quarter that showcases what can be achieved by organisations working in partnership.

The creation of BTQ LLP and the selection of a private sector partner will put us on a strong foundation to build on the work that has gone before.

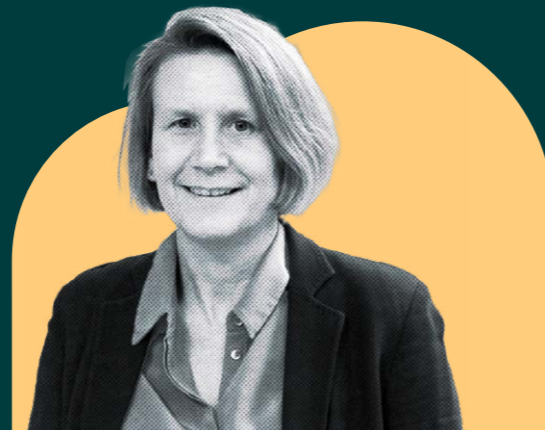
Bristol Temple Quarter is well-supported locally as a key driver for inclusive and sustainable growth. It will be a central pillar of the region's Growth Plan, and, with the University of Bristol, can catalyse the growth of the digital and technology sector, making the West of England the centre for this nationally important sector.

Residents, businesses, developers, investors and government policymakers should view Bristol Temple Quarter as a vote of confidence in the city and the West of England.

Bristol Temple Quarter can deliver change at an unprecedented scale with the homes, jobs and sector development the nation needs to succeed and grow. We look forward to seeing Temple Quarter move forward and deliver on its potential for the people of the West of England.

### Karen Mercer

Chief Executive  
Officer, Bristol  
Temple Quarter LLP



# Introduction



**Bristol Temple Quarter (BTQ) is one of Europe's most ambitious regeneration projects. BTQ presents a unique opportunity for prospective developers and investors to work alongside committed and united public sector partners to deliver a truly transformational project for Bristol and the West of England region.**

BTQ comprises approximately 135 hectares in the heart of Bristol, strategically positioned in close proximity to a number of key city centre destinations, including Temple Meads mainline railway station, Bristol's burgeoning prime commercial area, the rejuvenated harbourside and the historic Redcliffe district. This location also provides important connections to a number of established residential areas, including Brislington, Barton Hill and Totterdown.

BTQ is presently characterised by large areas of underutilised land with the opportunity to create a series of neighbourhoods and deliver new homes, workspace and an enhanced place which better serves the needs of the city-region.

BTQ LLP is leading the project on behalf of the members – Bristol City Council, Homes England and West of England Mayoral Combined Authority. It is empowered to select a Private Sector Partner (PSP) to collaborate on the large-scale delivery of new homes, employment spaces, and leisure, cultural and community facilities that are needed to deliver a thriving and well-designed place.

This Memorandum of Information (MOI) provides prospective PSPs with further details on the project ambitions, the partnership ethos, the proposed commercial proposition and the basis upon which the procurement process will be run.

# Overview



BTQ benefits from

**£95m**

GRANT FUNDING



BTQ aims to deliver at least

**10,000**  
HOMES



BTQ covers

**135**  
HECTARES



BTQ intends to create over

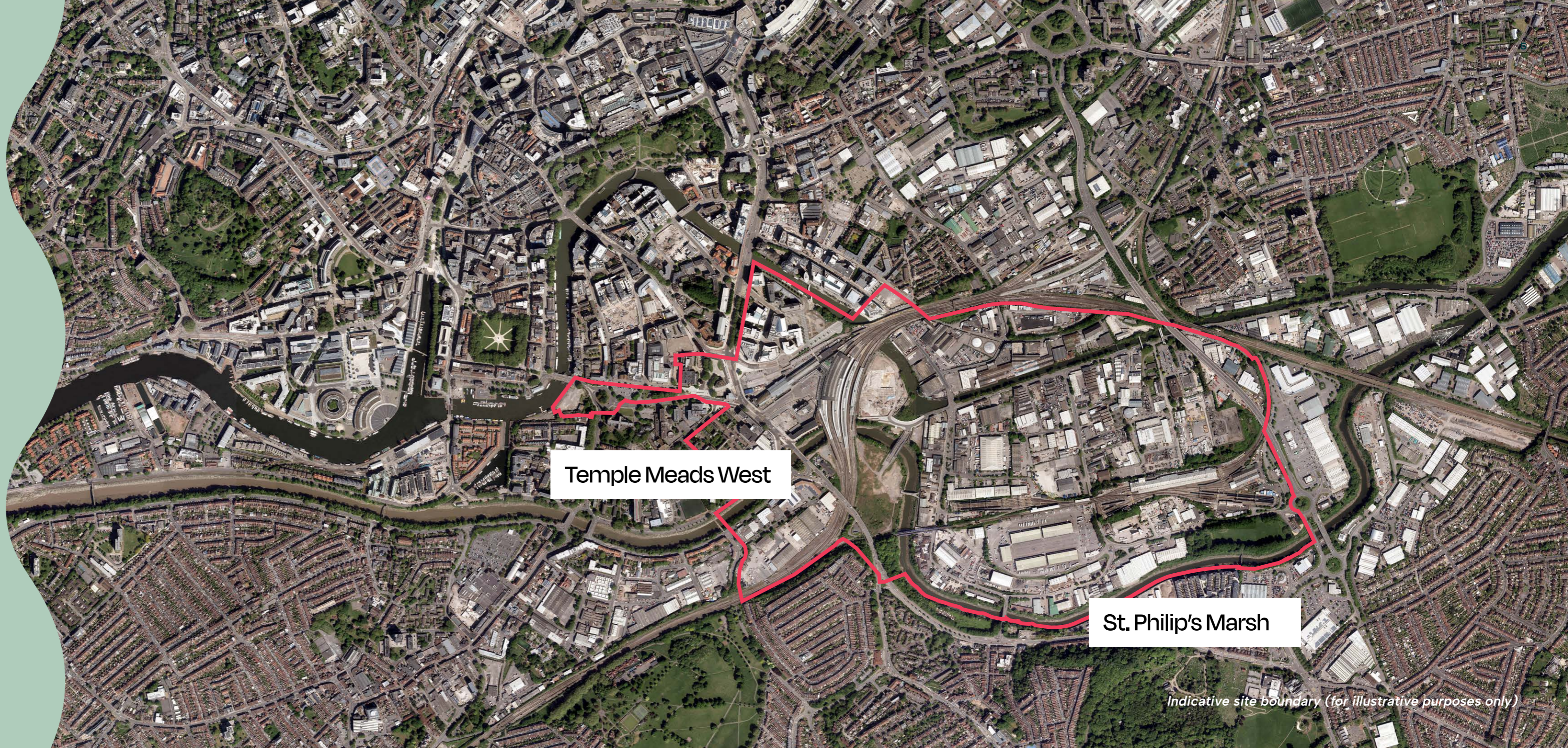
**22,000**  
JOBS



BTQ will generate a

**£1.6bn**

boost to the regional economy



Temple Meads West

St. Philip's Marsh

*Indicative site boundary (for illustrative purposes only)*



# The Opportunity

BTQ is a project with unrivalled potential to deliver a 'new town in the heart of the city' and act as a catalyst for regional growth. BTQ LLP is therefore seeking a PSP which has the expertise, understanding and long-term commitment to help realise its vision.

The project has considerable momentum and presents both an immediate and longer-term opportunity. Significant progress has been made over the past 12 months, with key highlights including:

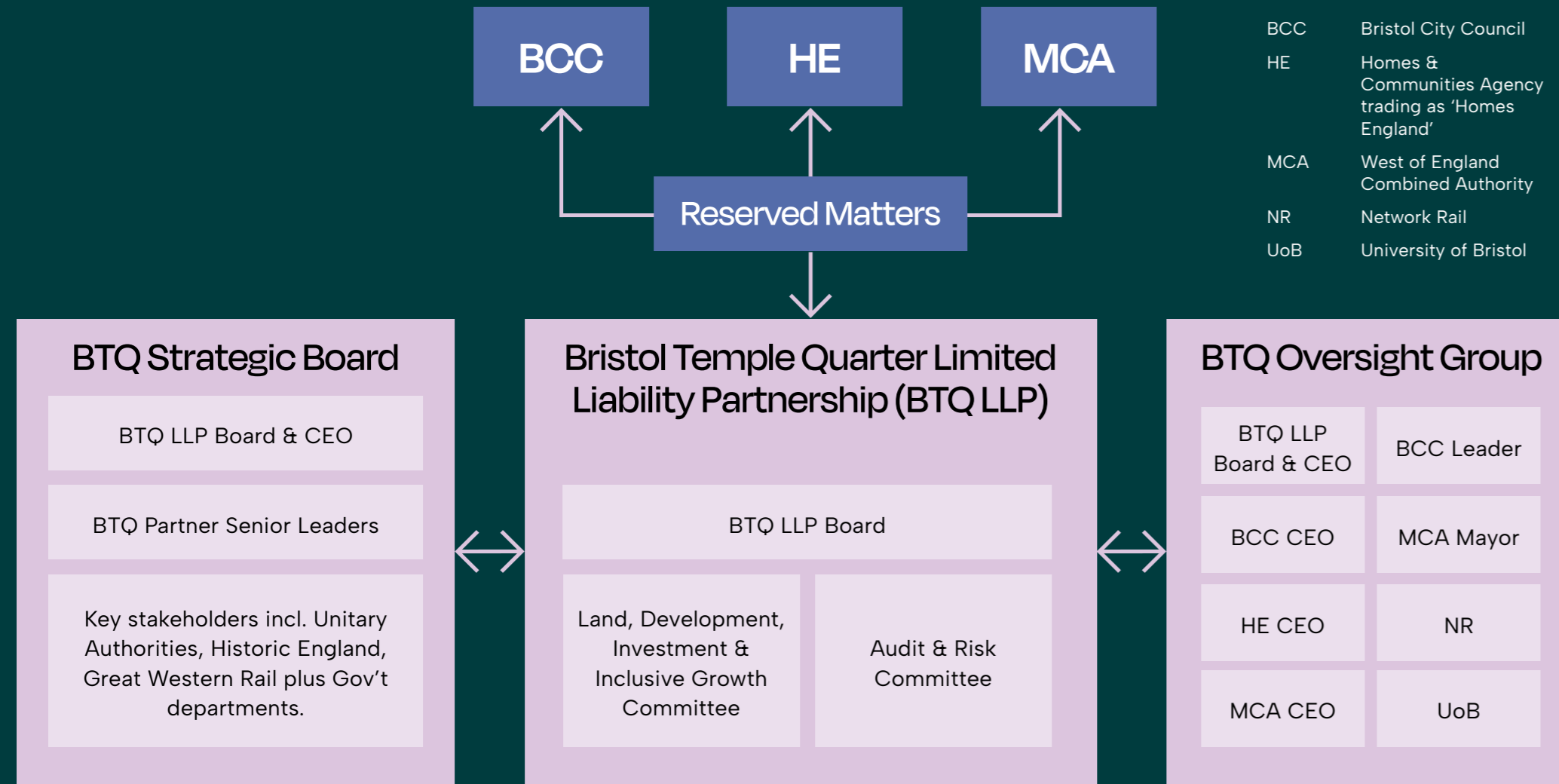
- The establishment of BTQ LLP, with its members across local, regional and central government; committed to act as a single, coordinated interface between the public and the private sectors.
- Consolidation of publicly owned land around Bristol Temple Meads station through land option agreements.
- Completion of works to the Eastern Entrance to the Bristol Temple Meads station Eastern Entrance and wider enabling works, facilitated by £94.7m of grant funding from Homes England.

- Rapid progress on the adjacent University of Bristol Temple Quarter Enterprise Campus, set to open in Autumn 2026.

The ongoing public sector – and University of Bristol led – investment in and around Bristol Temple Meads station is helping to stimulate wider investor interest in the area.

These considerations present a compelling case for a PSP to form a long-term partnership with BTQ LLP to unlock housing and the area's full economic potential through a coordinated, high quality and comprehensive approach to delivery.

# Structure of BTQ LLP



# The Partners

The BTQ programme is underpinned by partnership and trust. The successes of the project to date have been built upon these principles, with multiple public sector organisations coming together to agree a shared vision and clear objectives for the project.

This partnership approach has been vital to securing the initial allocation of £94.7m grant funding from central government in 2022 and in enabling comprehensive regeneration to come forward, which looks beyond existing land ownership boundaries to consider what is the most appropriate place-based solution for the area.

In March 2024, Bristol City Council, Homes England and the West of England Combined Authority formed BTQ LLP, formalising their long-standing commitment to transform the area. BTQ LLP is now the delivery body responsible for realising the comprehensive regeneration of BTQ and offers the incoming PSP a single and empowered counter party to work with.

In addition to its work with the BTQ members, BTQ LLP is actively engaged with Network Rail and has agreed a legal arrangement which sets out the basis upon which certain Network Rail land interests will be brought into the project and associated works to Bristol Temple Meads station will be undertaken.

BTQ LLP is also working closely with the University of Bristol, which is currently delivering its new Enterprise Campus which will be a key catalyst for the wider regeneration of the area. The new Campus is due to open in September 2026.



# BTQ LLP Objectives



To use the **UN Sustainable Development Goals** as the blueprint for the regeneration, and to embed **inclusive growth and sustainability** throughout the delivery and long-term legacy of the programme.



To act as a **catalyst for economic growth and future investment** into the West of England Growth Areas, working with partners across the region to attract high value inward investment in strategic sectors.



To **attract and optimise investment and long-term returns** and deliver value for all with a lasting new place, effectively and efficiently using existing and future funding streams.



To make BTQ and surrounding areas a **sustainable, accessible and flourishing new urban community**, working with the community and stakeholders to bring together **world-class placemaking, transport connectivity, inclusive employment, thriving culture and amenity benefits** for residents, occupiers, businesses and visitors alike while celebrating the historic fabric of BTQ.



To deliver **affordable homes and workspace**, and **new opportunities for skills, learning and employment** for people living and working locally, alongside the infrastructure needed to support **high quality lives**, particularly for those from deprived communities nearby and across the region.



To make a significant contribution to the **transformation of Bristol Temple Meads** station and the surrounding areas into an **improved, fit-for-purpose, 21st century transport interchange**, with specific improvements to placemaking and improved access in the immediate area, especially to the east.

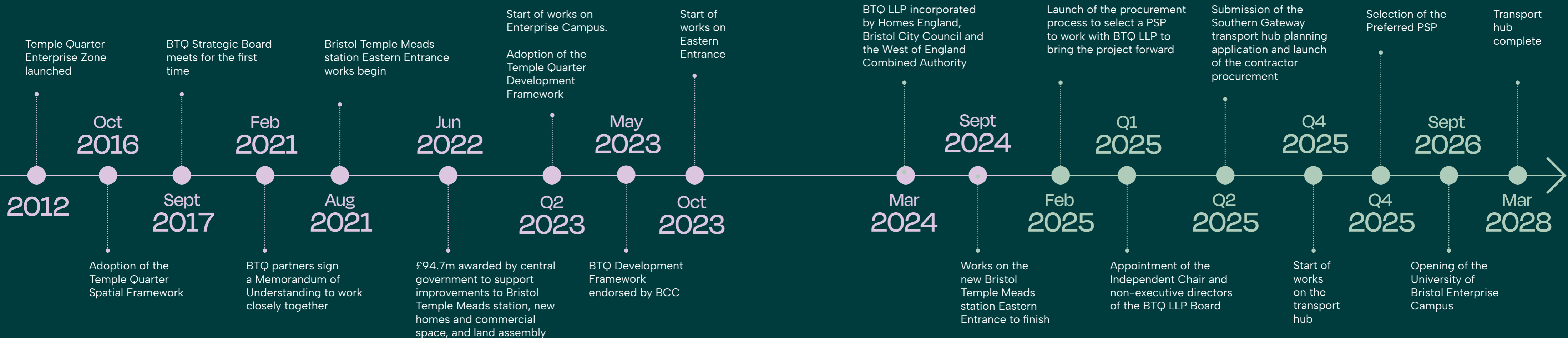


To support the **co-ordinated, long-term regeneration vision** that is shared and **delivered in partnership** between Bristol City Council, West of England Combined Authority, Homes England and Network Rail.

# Key Milestones

The transformation of the area has been the ambition of the partners for over a decade. Now, thanks to government backing, a shared vision for change, and the formation of BTQ LLP, Bristol Temple Quarter can now deliver the homes, jobs and opportunities the city-region needs.

From left:  
Bristol Temple Meads station  
UOB Campus  
Southern Gateway



# Development Context



**Temple Quay**  
 Developer: IKV Developments  
 Status: Consented  
 Use: Build-to-Rent / Hotel  
 Number of homes: 108  
 Number of rooms: 402



**40-46 Albert Road**  
 Developer: Avo Capital Estate  
 Status: Consented  
 Use: PBSA  
 Number of beds: 454



**Temple Island**  
 Developer: Legal & General  
 Status: In planning  
 Use: Mixed-use (residential, 2 office buildings, flexible commercial space, hotel)  
 Number of homes: 520



**Silverthorne Lane**  
 Developer: Studio HIVE  
 Status: Consented  
 Use: Mixed-use (education & research, residential, PBSA)  
 Number of homes: 371  
 Number of beds: 690



**Clarence Road**  
 Developer: Dandara Living  
 Status: Consented  
 Use: Build-to-Rent  
 Number of homes: 435



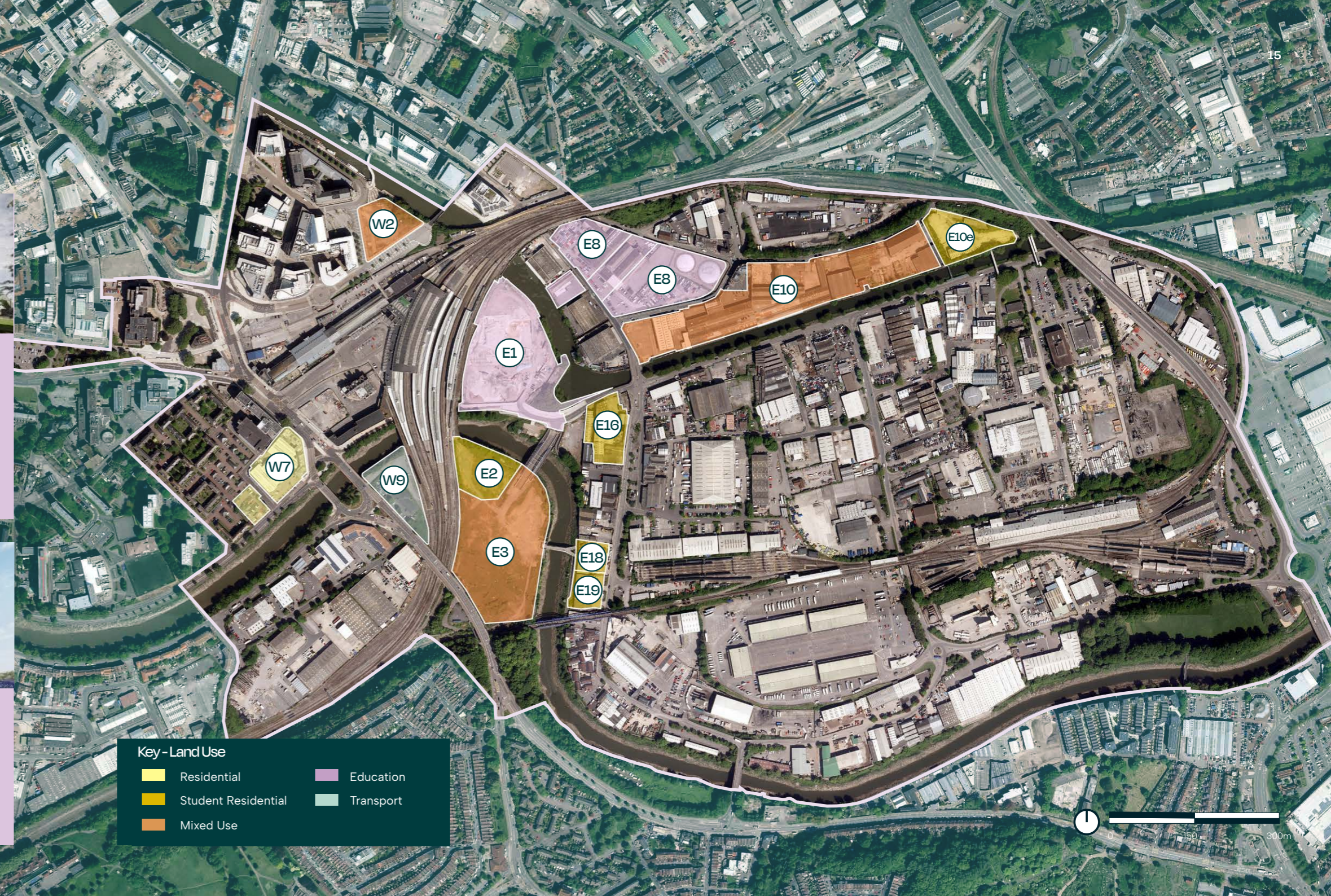
**Feeder Road**  
 Developer: Unite Students  
 Status: Under Construction (completion expected in 2025)  
 Use: PBSA  
 Number of beds: 600



**Enterprise Campus**  
 Developer: University of Bristol  
 Status: Under Construction (completion expected in 2026)  
 Use: Education  
 Area: c. 38,000 sqm



**38 Albert Road**  
 Developer: Cubex  
 Status: Consented  
 Use: PBSA  
 Number of beds: 530



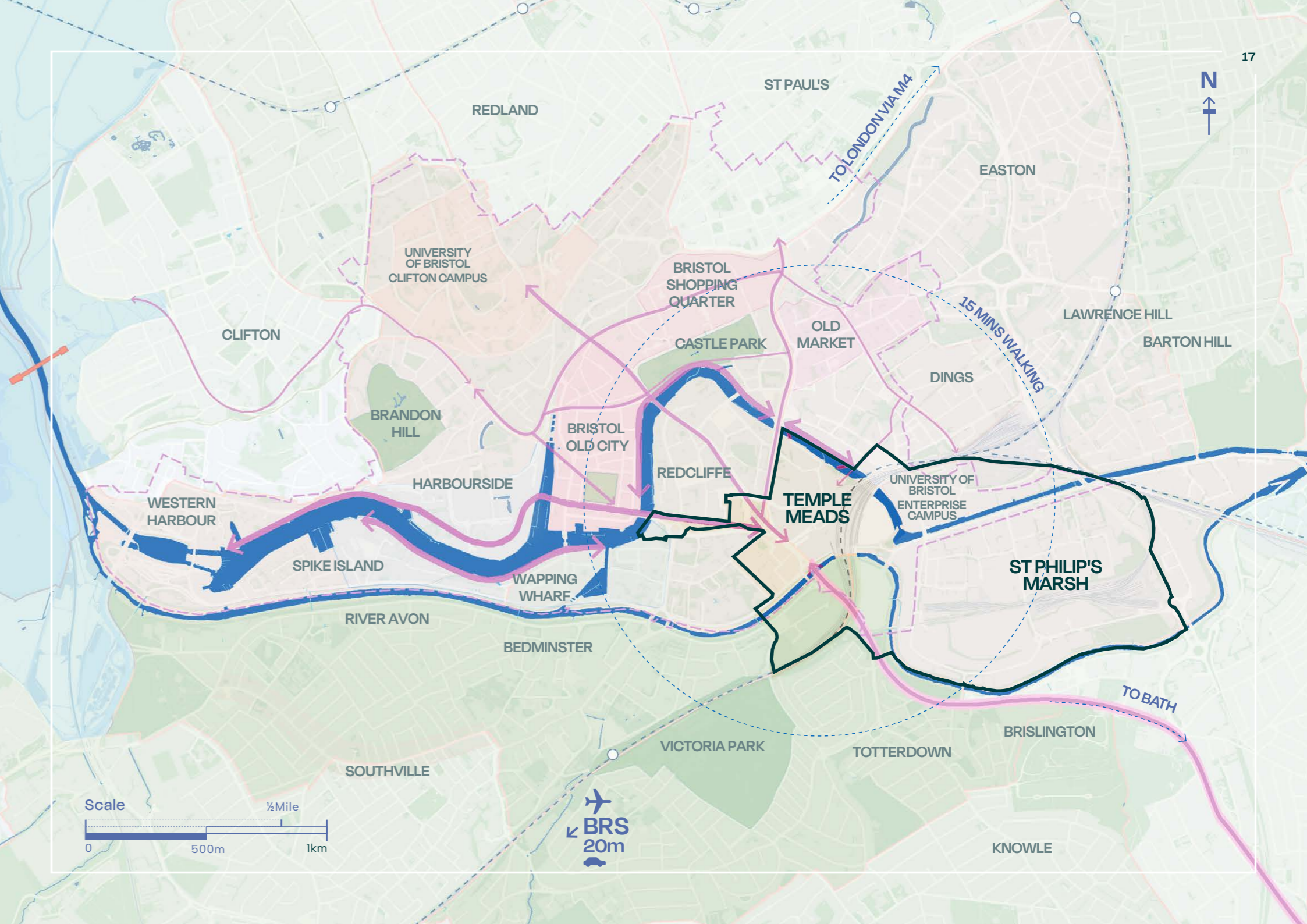
**Key - Land Use**

<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Residential	<span style="display:inline-block; width:15px; height:15px; background-color:lightpurple; border:1px solid black;"></span> Education
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Student Residential	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Transport
<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> Mixed Use	



# Connectivity

Bristol Temple Quarter benefits from high levels of connectivity locally, within the region and nationally.





**Most innovative city in the UK after London**

Source: Bristol & Bath



**3rd largest business hub in the UK**

Source: The Business Magazine



**2 world-leading universities**

Source: Bristol City Council



**10% population growth 2013-2023**

Source: Bristol City Council



**71,000 student population**

Source: Bristol City Council



**£15bn GDP in 2021**

Source: Bristol City Council



**90% house price increase 2012-2022**

Source: Bristol City Council



**£1.3bn value of visitor economy in 2023**

Source: Bristol City Council



**1,433 new homes built in 2023/24**

Source: Bristol City Council



**21% number of jobs growth 2009-2024**

Source: Centre for Cities



## Investment Potential

Bristol excels across diverse fields, from aerospace and advanced engineering to fintech, and digital. It is widely recognised as a major centre for culture, and is the UK's most innovative city outside of London.

The University of Bristol is relocating the Quantum Technology Innovation Centre to BTQ, supporting a growing ecosystem of spin-outs and businesses and putting Bristol at the centre of this nationally important sector.

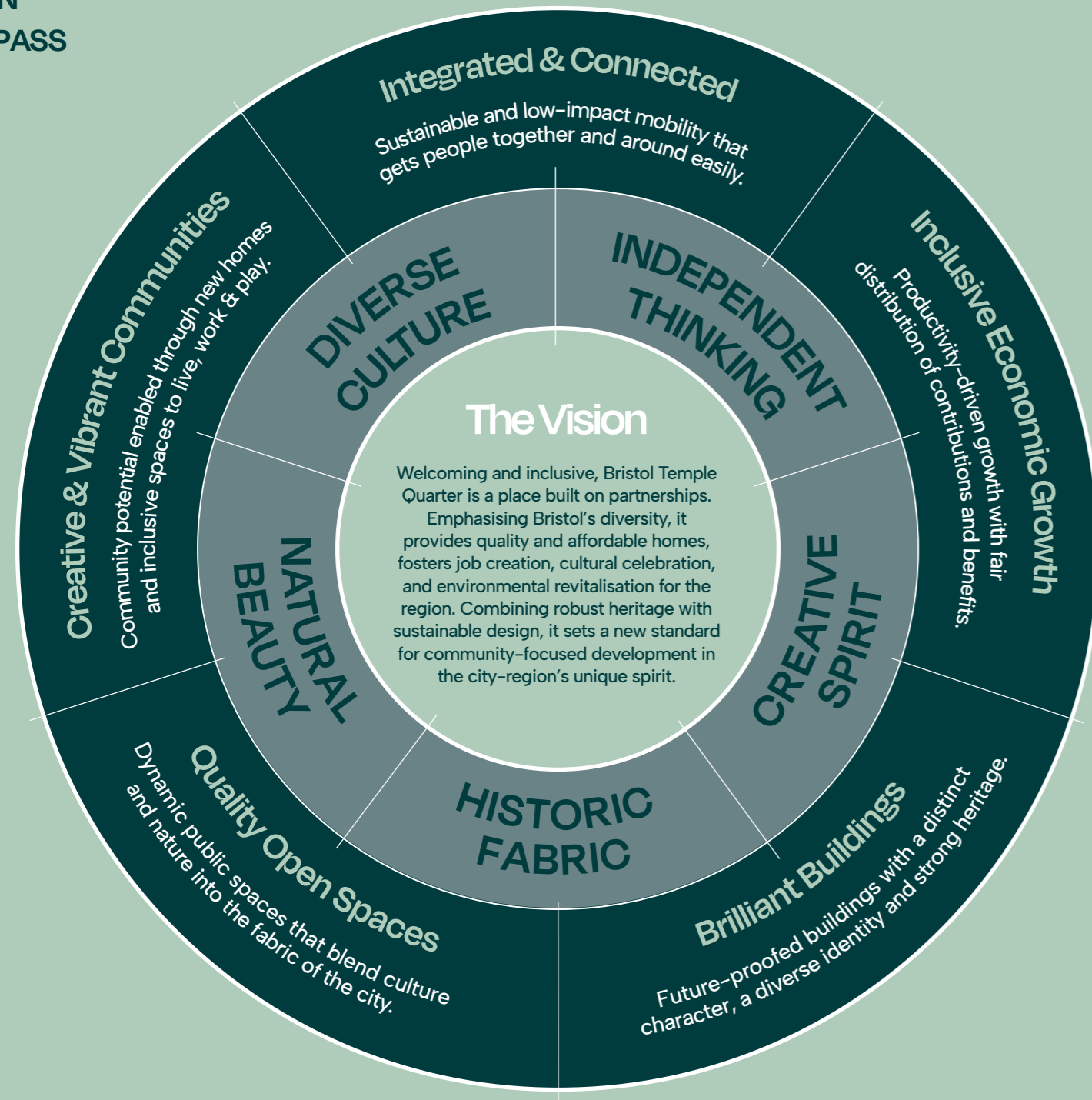
The city and the wider region is one of the UK's most desirable places to live. Bristol is one of the fastest growing cities outside of London, with the population expected to grow from 483,000 (mid-2023) to 550,000 by 2050.



The strength of these attributes is reflected in the property market, with prime office rents now at £50 per square foot and the Grade A availability rate at 2.5%.<sup>1</sup> Average house prices have increased by 3.3% over the 12-month period to November 2024.<sup>1</sup> This strong performance relative to other areas of the UK is indicative of the high desirability of Bristol as a place to live and work.

1. Avison Young: The Big Nine update Q3 2024

Given the growing population of the city and rising property values, BTQ LLP and the PSP will play a critical role both in helping to tackle the region's housing shortage, as well as acting as an engine for inclusive and sustainable growth. New homes and commercial space, alongside public, green spaces and primary care infrastructure, will support high quality lives for people living and working in the area.

The regeneration programme is anticipated to last for at least 20 years, with extensive scope for patient capital to be rewarded through participation in transforming 135 hectares of brownfield land into thriving, well-connected communities, delivering at least 10,000 new homes and creating more than 22,000 new jobs. This will generate an estimated £1.6bn annual boost to the regional economy.



-  Bristol's Unique Spirit
-  5 Guiding Principles

# Our vision for place

BTQ LLP has worked with leading placemaking specialists, The Place Bureau, to create a handbook that encapsulates the unique spirit of Bristol, outlining a shared ambition for a vibrant new neighbourhood that celebrates the city's heritage and prioritises people and the planet. Together, BTQ LLP and its wider stakeholders have formulated the vision for place.

Welcoming and inclusive, Bristol Temple Quarter is a place built on partnerships. Emphasising Bristol's diversity, it provides quality and affordable homes, fosters job creation, cultural celebration, and environmental revitalisation for the region. Combining robust heritage with sustainable design, it sets a new standard for community-focussed development in the city-region's unique spirit.

The vision is intended to be the guide to building 'Bristolness' into BTQ. Bristol is an inspiring city which demands more than an off-the-shelf approach to development, so the principles are designed to help match the city-region's values and ambitions with local communities' needs

and desires. The aim is to help BTQ LLP and its PSP to adopt the approach to placemaking and development that BTQ deserves.

Given the extensive work of BTQ LLP and its members – as well as wider stakeholders and community groups – to establish this vision, an incoming PSP will be expected to follow and build upon this vision for place, encapsulating the principles and key components set out opposite.

A full copy of BTQ LLP's Vision For Place can be found on the BTQ website:

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

# The Masterplan

The BTQ masterplan envisages the comprehensive regeneration of both the Temple Meads West and St Philip's Marsh areas, collectively comprising approximately 135 hectares of land.

BTQ LLP is working with a multi-disciplinary team led by Prior + Partners to develop the masterplan approach, with the incoming PSP expected to build upon this body of work, but not necessarily deliver the masterplan in its current form.

The overarching masterplan boundary is split into two principal delivery phases.

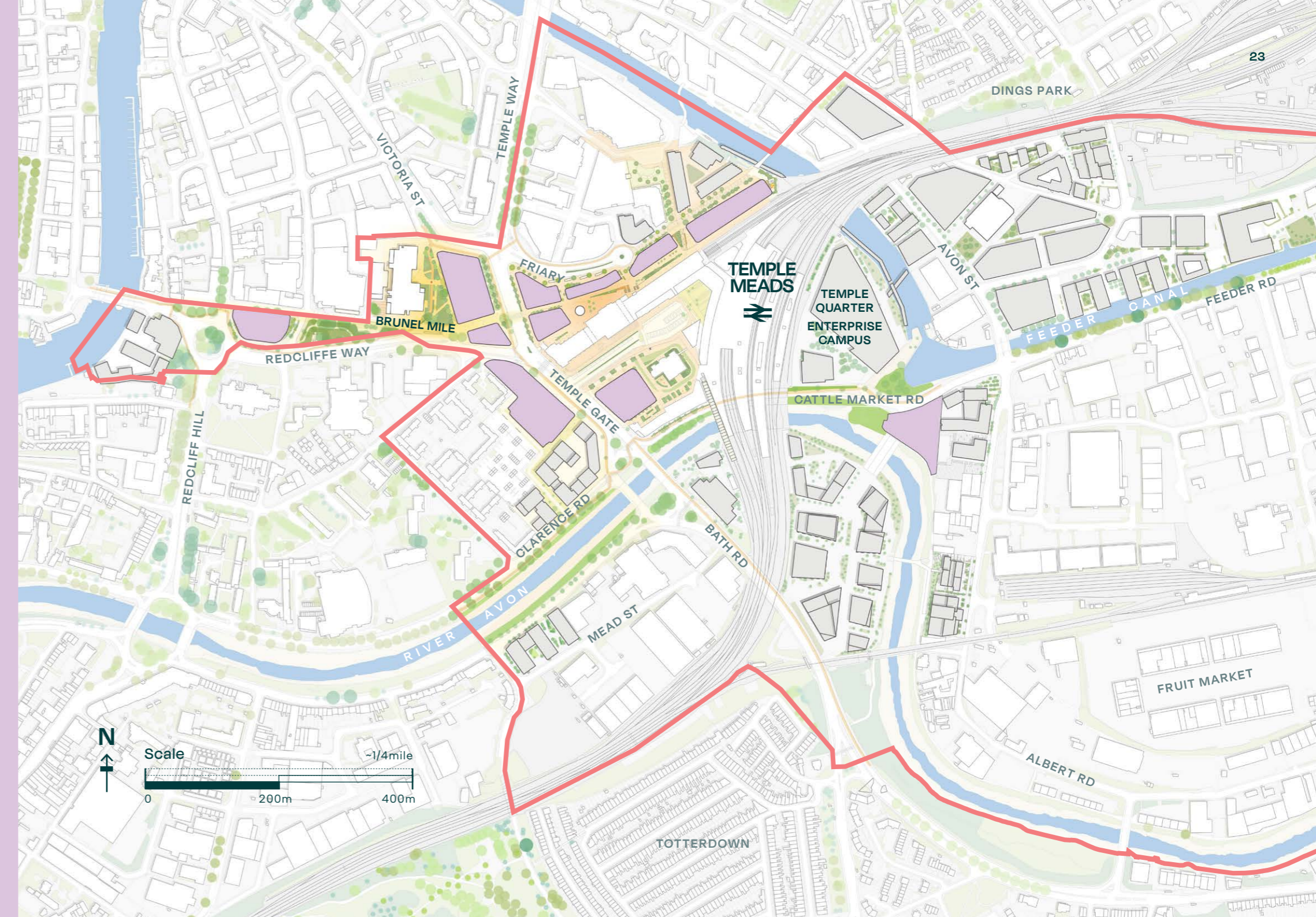
## Temple Meads West

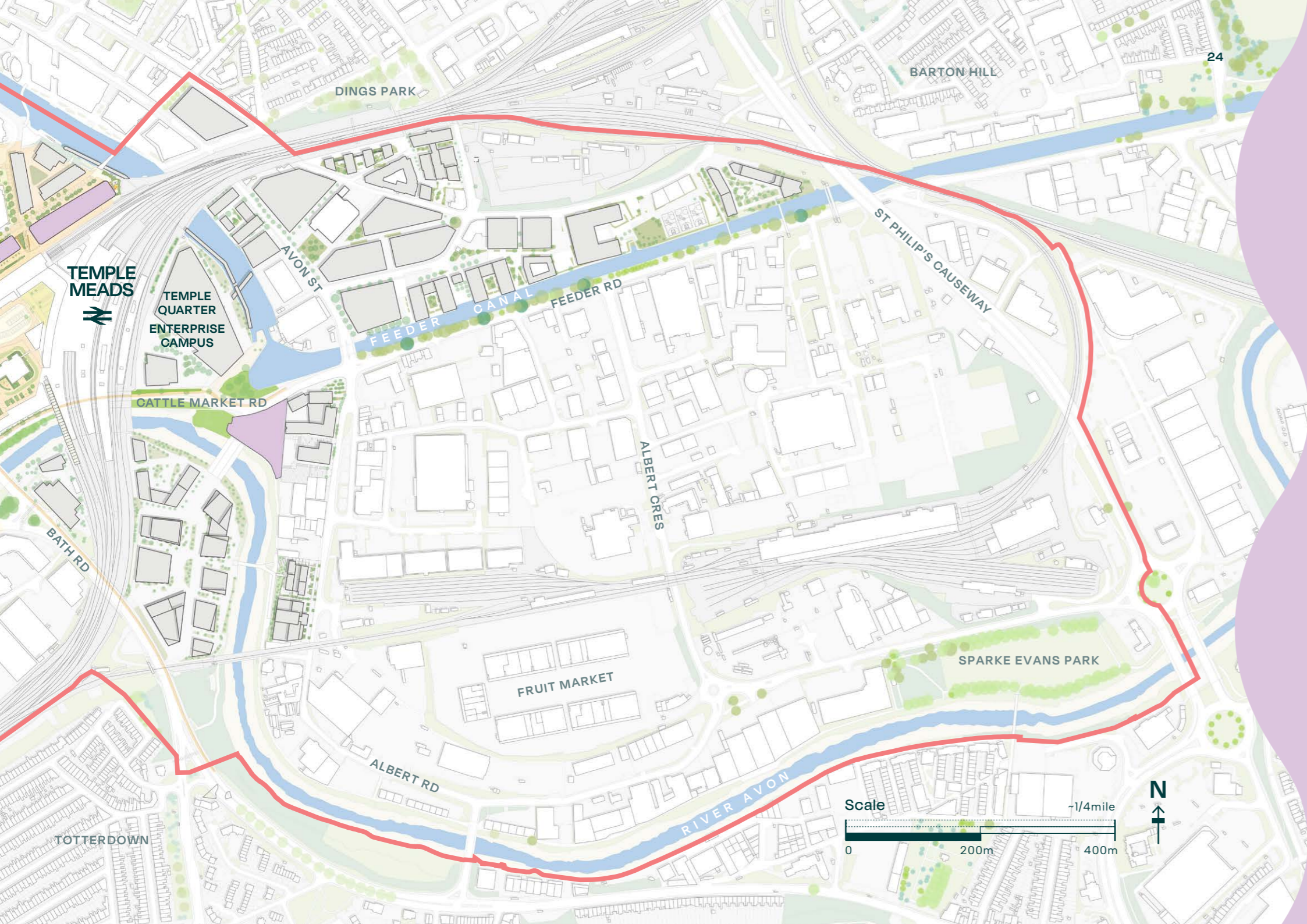
This element of the masterplan primarily focuses on land to the west of Bristol Temple Meads station.

BTQ LLP has agreed (or is in the process of finalising) land option agreements for several strategically located sites within the area, totalling c. 4.8 hectares (11.8 acres). These agreements will be granted by the respective public sector freehold owners. Together, these sites are known as the 'Early Delivery Sites'.

Initial masterplanning work by Prior + Partners indicates a potential capacity of c.1.3m sq ft (GIA) across the Early Delivery Sites. BTQ LLP expects the PSP to seek to improve upon this, as well as support it in bringing additional sites that are within the Temple Meads West area into the programme.

Temple Meads West presents the opportunity for early delivery of sites that will shortly be in BTQ LLP's control. This will serve as a platform from which to progress the project into further phases of the overarching BTQ area, including the strategic opportunity across St Philip's Marsh.





# St Philip's Marsh

St Philip's Marsh offers the key opportunity for transformational growth within the Bristol Temple Quarter programme; delivering thousands of new homes and a wide range of employment opportunities. St Philip's Marsh will play a key role in the government's national growth story.

BTQ LLP is looking to make strategic acquisitions of third-party land as well as to option land from its members to facilitate this comprehensive approach.

During what is termed as a 'First Appointment Period', the PSP will support BTQ LLP in advancing proposals for St Philip's Marsh to deliver comprehensive regeneration across all 135ha of BTQ. The longer-term arrangements are discussed in a later section of this of this document.

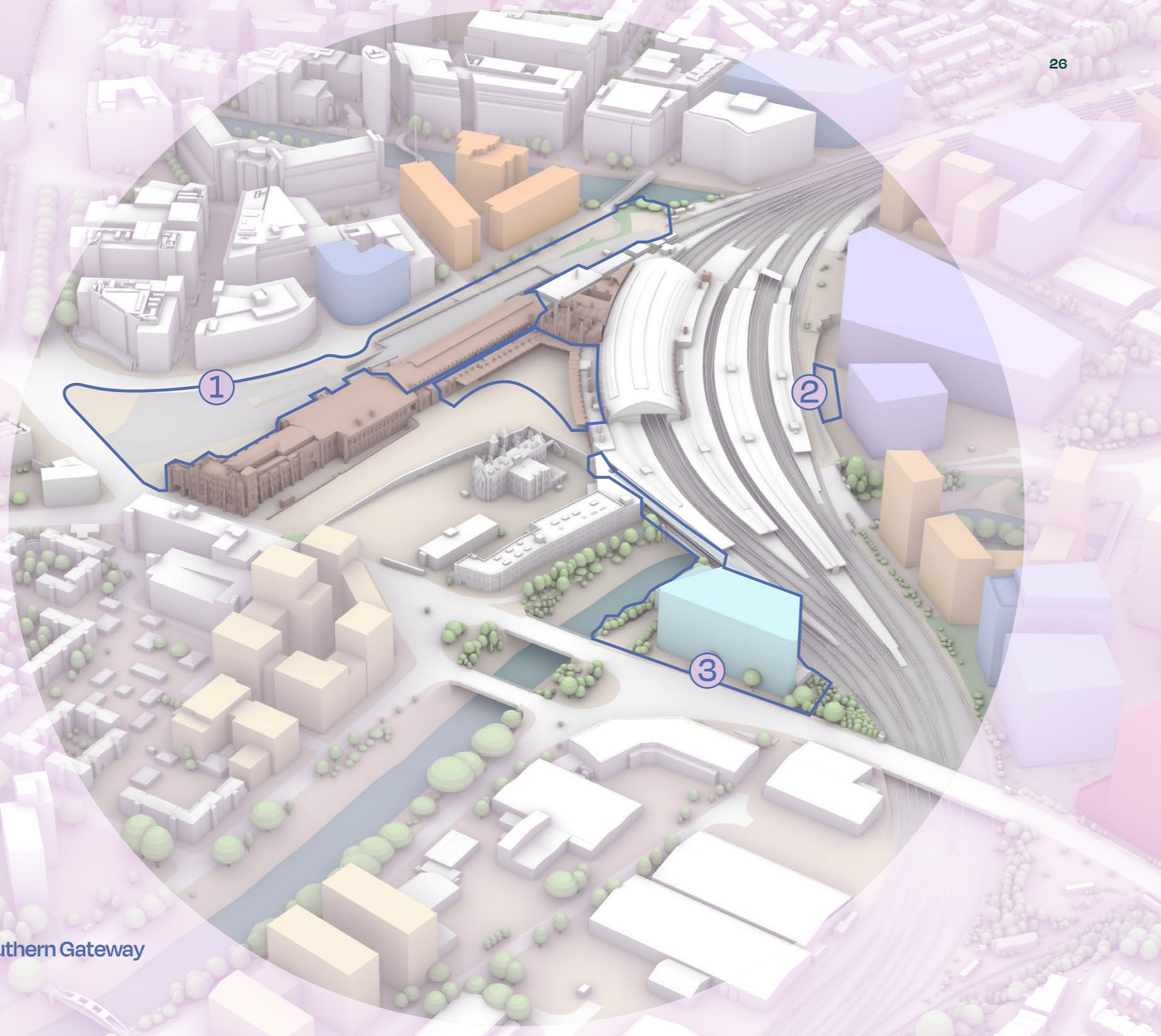
To advance the strategic case for regeneration, BTQ LLP has commissioned initial masterplanning work for the St Philip's Marsh area, which will identify massing, key early moves and the infrastructure needed to enable development. This is intended to inform a Supplementary Planning Document (SPD) for St Philip's Marsh, to be developed over the latter half of this year and adopted in Q1 2026.

In addition to the emerging masterplan, BTQ LLP is playing a key role in coordinating the Bristol City Council led proposals for the Bristol Avon Flood Strategy (BAFS) within the regeneration area. BTQ specific initiatives will advance both the masterplanning approach and land assembly strategy for the St Philip's Marsh area, which is intended to be supported through additional funding from central Government.

BTQ LLP has also prepared and finalised a Strategic Outline Plan (SOP) for St Philip's Marsh and is currently in discussions with MHCLG regarding the formal submission of the SOP. This will help make the initial case for wider funding support, to assist with land acquisition and infrastructure upgrades.

Further Business Cases will be expected to support the allocation of future funding across these workstreams. The expectation is that the incoming PSP will help inform the development of these.

- ① Northern Gateway
- ② Eastern Entrance
- ③ Transport hub at Southern Gateway



# Government Funding

BTQ is recognised as a project of national importance due to its potential for significant housing and employment outputs.<sup>w</sup>

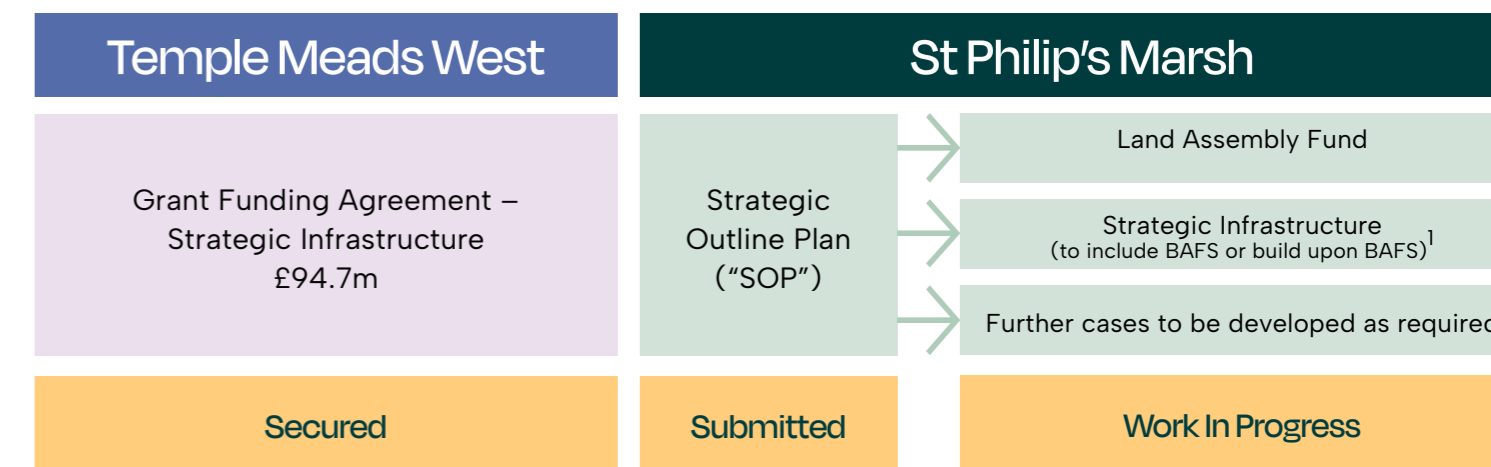
The BTQ programme benefits from £94.7m of grant funding provided by Homes England in its role as Government’s housing agency, under a Grant Funding Agreement (“GFA”). This grant was awarded in 2022 to unlock the delivery of housing, commercial space and infrastructure in and around Bristol Temple Meads station.

This grant funding is being utilised to help deliver initial enabling infrastructure, including new and upgraded entrances to the Bristol Temple Meads station. This includes the new Eastern Entrance,

which is substantially complete and will provide St Philip’s Marsh and the communities to the east of the station with new access into Temple Meads when the new University of Bristol Enterprise Campus opens in September 2026.

The funding will also enable the construction of a new transport hub, facilitating the relocation of surface car parking from the northern flank of the station. This will release land for development and act as a catalyst for further change around the Temple Meads West area.

## Integration of future Business Cases



1. BAFS is Bristol & Avon Flood Strategy

# Planning Context

The BTQ area is subject to several economic and land-use policies, spatial and development frameworks.

“ Bristol Temple Quarter & St Philip’s Marsh offers an exciting opportunity to bring together all that the city has to offer through the renewal of this part of the city. It will be a physical manifestation of the city’s ambitions, a gateway to the wider West of England region and a showcase of what the public sector can achieve by working in partnership to realise a shared vision. //

Extract from the Temple Quarter Development Framework (2023)



## BRISTOL TEMPLE QUARTER ENTERPRISE ZONE

Enterprise Zones (EZ) allow specific locations to provide incentives which promote job creation, attract investment, and enhance the overall competitiveness of the area. The EZ continues to attract investment to the BTQ area, and since its inception has enabled the area to attract a variety of tenants including start-ups and innovative small businesses.



## TEMPLE QUARTER SPATIAL FRAMEWORK PLAN (2016)

The Bristol Temple Quarter Spatial Framework Plan (SFP) is a non-statutory planning document which provides a spatial framework for development in the EZ, to enable it to become “a thriving new city quarter over the next 25 years”. The SFP sets out a series of spatial ambitions for the area by theme, as well as key placemaking principles for development, including improvements to public realm; walking and cycling routes; wayfinding; highways access; and public transport accessibility.



## TEMPLE QUARTER DEVELOPMENT FRAMEWORK (2023)

The Bristol Temple Quarter Development Framework provides more detailed guidance on the future development of the BTQ area, including Temple Meads West and St Philip’s Marsh. The Framework was commissioned by the BTQ partners and later endorsed by Bristol City Council’s Cabinet in 2023.

The Spatial and Development Framework have informed the development of the Temple Meads West Masterplan and will inform the St Philip’s Marsh Masterplan. It is anticipated that upon adoption of any future BTQ Masterplan Supplementary Planning Document (SPD), the SPD will supersede the SFP.

Further details on the town planning context and how the emerging development proposals are envisaged to be developed through the statutory planning process are provided on the BTQ Procurement Portal.



# The Role of an Incoming PSP

The incoming PSP has the unrivalled opportunity to work with BTQ LLP to deliver a substantial early delivery phase of development and in parallel, support it to advance proposals for regeneration of the wider masterplan area over the medium- to long-term.

A project of this scale, ambition and importance demands a strong alignment in values between BTQ LLP and its incoming PSP. A place-based approach is required, with sustainable and inclusive growth underpinning how the project will be delivered.

The successful PSP will have demonstrated a thorough understanding of Bristol and the wider city region, evidenced its ability and commitment to work on a long-term and collaborative basis with BTQ LLP and the wider public sector partners, and offered the confidence in facilitating delivery.

As explained within this document, BTQ LLP offers an incoming PSP the dual benefits of having a readily implementable early delivery phase of development to progress at pace and also the opportunity to shape, and ultimately help deliver, a broader strategic regeneration of national significance.

The proposed commercial arrangements have been developed to reflect the role that the PSP will be expected to perform, and to align the long-term commitment of BTQ LLP and its PSP to Bristol Temple Quarter.



# Outline Contracting Arrangements

The following pages are intended to provide a summary of the proposed contracting arrangements. Detailed Heads of Terms (HoTs) will be issued to bidders shortlisted at the commencement of the Tender Stage.

## Master Collaboration and Development Agreement

BTQ LLP intends to work with its PSP under an overarching Master Collaboration and Development Agreement (MCDA).

In summary, the MCDA will set out the roles and responsibilities for each party; the basis upon which sites within Temple Meads West will be brought forward; how additional sites beyond the Early Delivery Sites may be incorporated; and set out the working arrangements between the parties in respect of advancing initial proposals for St Philip’s Marsh.

The MCDA will operate with oversight from a Project Delivery Group, which will include senior representatives from BTQ LLP and the PSP, tasked with day-to-day delivery and operational matters.

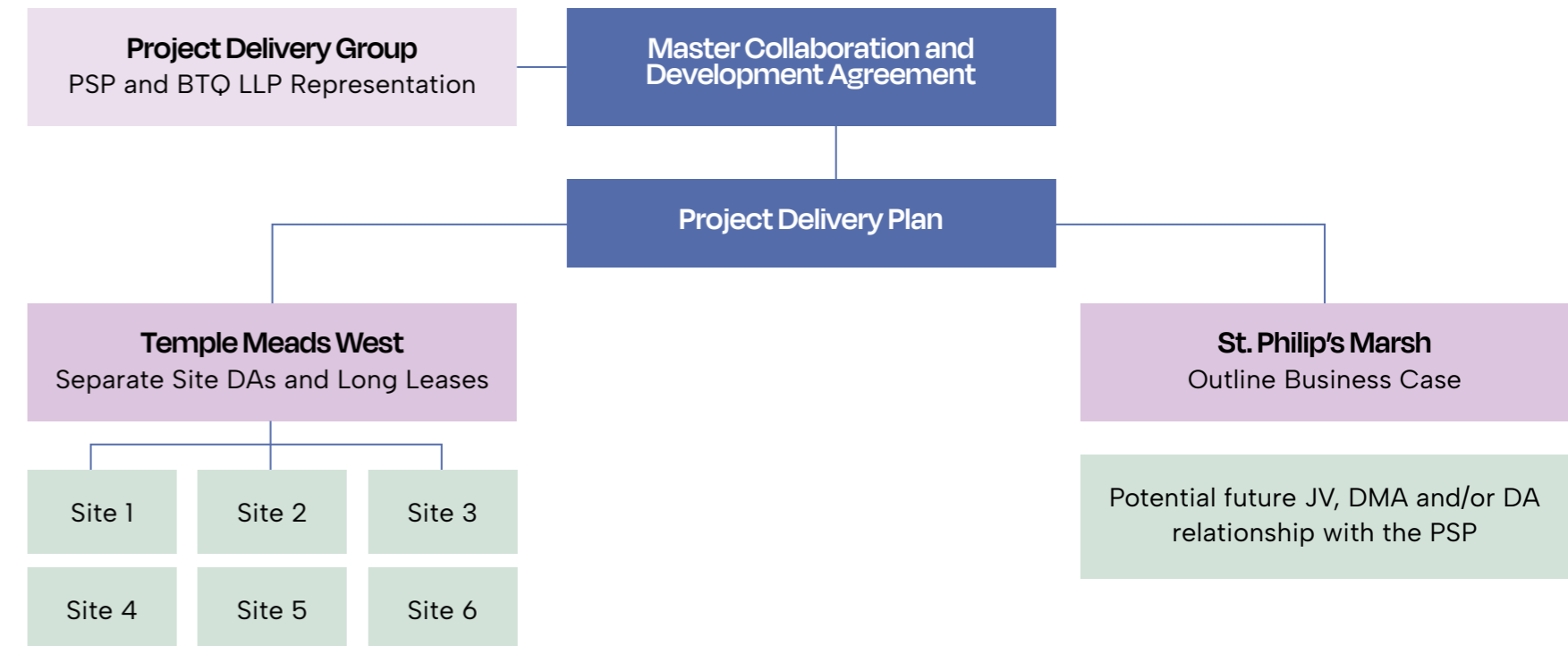
## Project Delivery Plan

A central component of the contracting arrangements will be a Project Delivery Plan (PDP). This will set out key elements underpinning the development of BTQ. Primarily it will:

- Bring together an overall agreed delivery strategy for the development of BTQ;
- Assist BTQ LLP in developing future business cases; and
- Embed the basis of collaboration between BTQ LLP and the PSP.

A draft PDP will be shared by BTQ LLP with shortlisted bidders at the Tender Stage. The subsequent dialogue will present an opportunity for shortlisted bidders to develop solutions for the sections identified for the PSP to lead.

The following diagram provides an illustrative overview as to how the PDP is expected to interface with the MCDA and the two principal limbs to the PSP’s role.



# Early Delivery Sites

The sites, referred to as the 'Early Delivery Sites' are intended to be brought forward in tandem with the development of the delivery strategy for the wider BTQ programme.

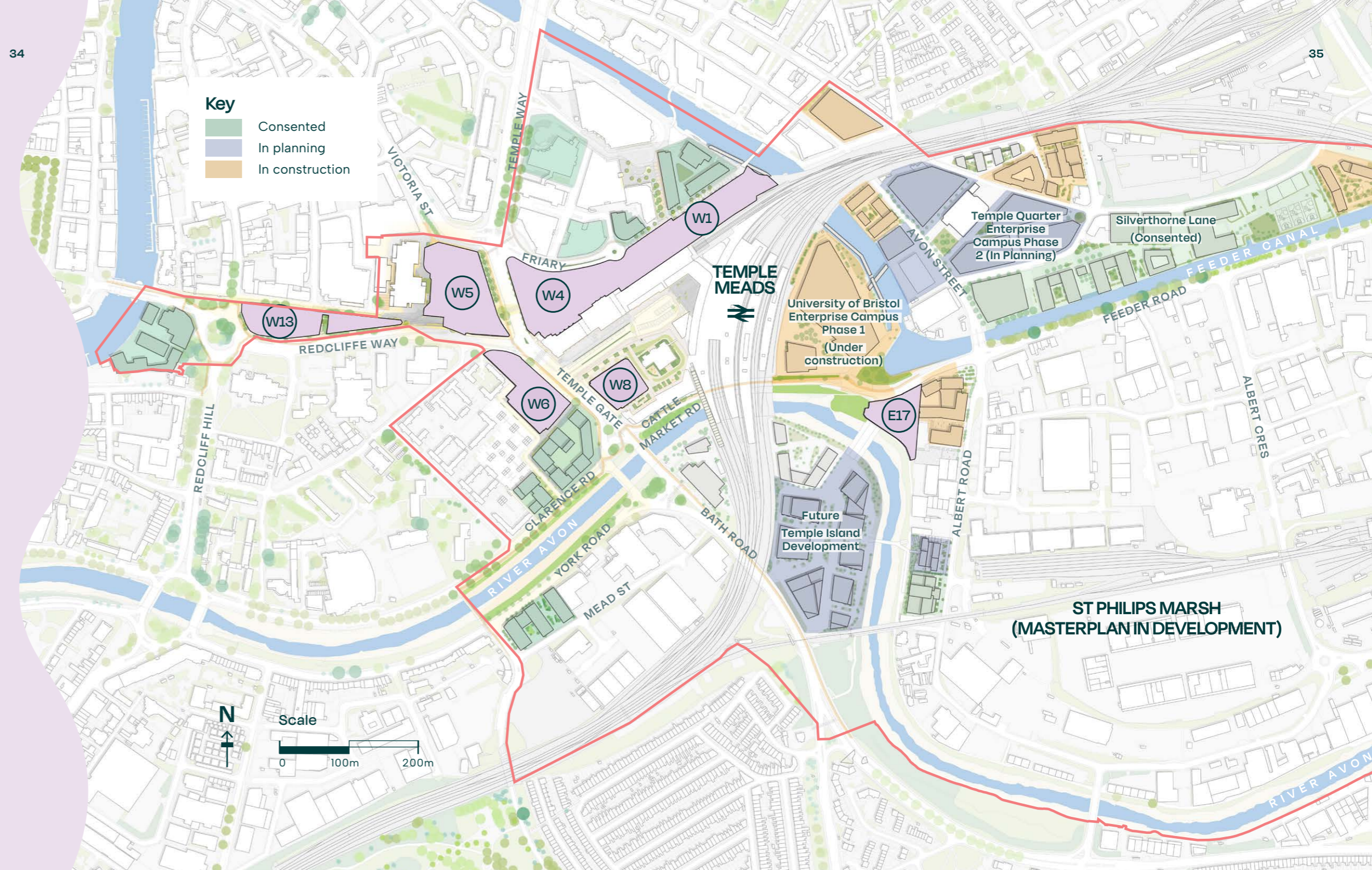
The Early Delivery Sites are largely vacant, but there are some third-party occupational interests to acquire. BTQ LLP is leading the process to acquire these interests, by agreement in the first instance. A Position Statement on BTQ LLP's Planning and Land Assembly is provided on the BTQ Procurement Portal.

Drawdown of the Early Delivery Sites will be subject to satisfying overarching MCDA conditions and site-specific conditions. Sites will be delivered pursuant to long leasehold interests to the PSP.

The Early Delivery Sites are as follows:

- W1 W4 Goods Yard and Friary North
- W5 Temple Square
- W6 Temple Gate
- W8 Lower Station Approach\*
- W13 Redcliffe Way
- E17 Former Pest Control Site

\*Subject to conclusion of ongoing discussions to acquire.





# St Philip's Marsh

The delivery strategy for St Philip's Marsh is at an earlier stage of development. Key current areas of focus for BTQ LLP include the approach to addressing various land ownership, infrastructure and delivery constraints.

BTQ LLP and the PSP shall work together with the intention of submitting a Business Case for strategic infrastructure funding.

BTQ LLP will continue to progress the development of the Business Case, and will also deploy its own internal resources to support this part of the BTQ programme. In return, the PSP will be expected to offer its strategic, commercial and execution expertise, in order to ensure that the Business Case is credible, achievable and realistic.

During what is termed as a 'First Appointment Period, the PSP shall also have the opportunity to

exclusively discuss with BTQ LLP the basis upon which its role could evolve, should additional funding be unlocked to facilitate further investment into St Philip's Marsh.

The remit for the PSP after the First Appointment Period has the potential to take a number of forms, such as a Development Management role; a Master Development Partner role, encompassing both a DM and delivery remit; and/or a Joint Venture with BTQ LLP, sharing costs and rewards either in respect of the enabling stages of St Philip's Marsh only, or in respect of both the enabling and delivery stages.

# Procurement Process

The procurement process is being run in accordance with the Public Contract Regulations 2015 and has been designed around the following three key principles:



## Streamlined

The procurement will follow a two staged process – a Selection Stage to shortlist prospective partners and a Tender Stage (including opportunity for dialogue with BTQ LLP).



## Project Delivery Plan Focus

The procurement process will provide a clear interface with the PDP, which will bring together an overall strategy for the various elements of the project, such as the masterplan, programme and land acquisition. The intention will be to use the procurement process to help shape key sections – focussed around the themes of ‘People & Place’, ‘Partnership Working’, ‘Technical Delivery’ and ‘Financial’ – so as to provide BTQ LLP and its selected PSP an established basis upon which the PDP will be implemented pursuant to the MCDA.



## Partner attributes

The evaluation questions have been designed to test partner attributes and bidders’ approach to building upon the activities which BTQ LLP has already commenced. This will include our Vision for Place, the Prior + Partners led masterplanning work and BTQ LLP’s emerging strategies around Inclusive and Sustainable Growth, Land Acquisition, Phasing and Infrastructure.

## STAGE SELECTION STAGE

# 1

Interested parties are invited to complete a Selection Questionnaire (SQ) as their expression of interest in participating in the PSP procurement process. The SQ must be completed and submitted on BTQ LLP’s Procurement Portal.

Please refer to the Instructions to Participants document on the portal for further information on completing and submitting the SQ.

## STAGE TENDER STAGE

# 2

The shortlisted bidders will be issued with an Invitation to Tender and detailed HoTs in respect of the proposed MCDA.

Early on within the Tender Stage, the shortlisted bidders will be invited to individually present an overview of their organisations to senior representatives of BTQ LLP, giving them an opportunity to introduce themselves and receive key messages regarding BTQ LLP’s aspirations for the project.

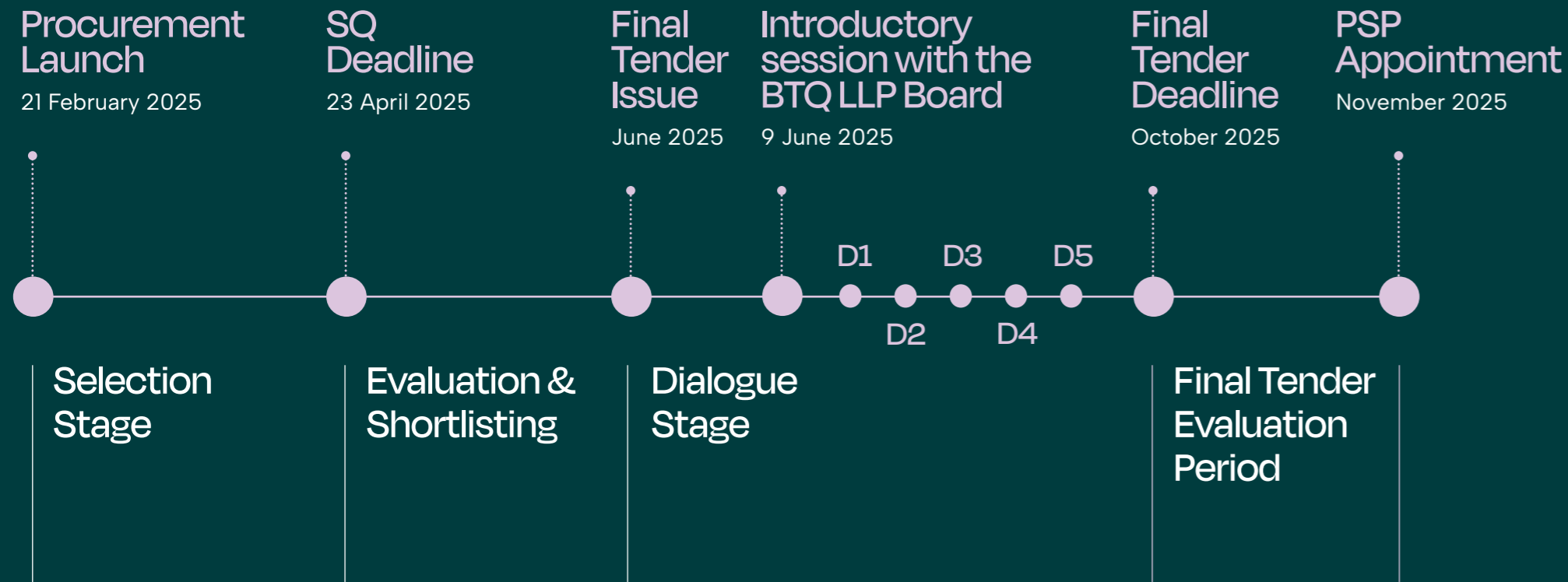
A series of dialogue meetings will commence in June, structured around specific themes and key elements of the PDP. Face to face dialogue meetings will then pause through what is being

termed the ‘summer recess’ period. Prior to this summer recess period, bidders will be invited to submit a mark-up of the HoTs for BTQ LLP’s interim consideration. Bidders will also be asked to prepare draft responses to relevant sections of the PDP.

When dialogue meetings restart in September, the focus will be on providing feedback on the respective elements of the bid requirements, with the intention of giving BTQ LLP confidence to close dialogue and invite final tenders in October.

The following page summarises the proposed programme and dialogue meeting dates.

# Anticipated Procurement Timeline



BTQ LLP reserves the right to amend these timescales and to introduce an additional stage or stages into the procurement process within the scope of the Public Contracts Regulations 2015.

# Proposed Dialogue Meetings



BTQ LLP reserves the right to amend these timescales and to introduce an additional stage or stages into the procurement process within the scope of the Public Contracts Regulations 2015.



# Contacts and Further Information

## Launch Event

BTQ LLP is hosting an event with key stakeholders and partners, to mark the launch of the PSP Procurement process. The event is being held on 28 February 2025 in Bristol. This event is not part of the procurement process but will instead be a wider opportunity to hear more about the general progress and ambitions for the BTQ programme. Any speeches or presentations made at the event will be recorded and made available on the Procurement Portal.

If you are interested in attending the event, please contact:

[templequarter@bristol.gov.uk](mailto:templequarter@bristol.gov.uk)

## Further Information

Further information on the project can be found on the Bristol Temple Quarter website:

[www.bristoltemplequarter.com](http://www.bristoltemplequarter.com)

## BTQ Procurement Team

For enquiries regarding the procurement portal or should you wish to contact BTQ LLP, please email:

[julian.dalby@westofengland-ca.gov.uk](mailto:julian.dalby@westofengland-ca.gov.uk)

## Core Consultant Team

**Deloitte.** EVERSHEDS  
SUTHERLAND

Please note that Bidders should not engage directly with either BTQ LLP or its consultant team in respect of this procurement, with all correspondence required to go via the Portal.



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