**Tameside Metropolitan Borough Council**

**St Petersfield Soft Market Engagement Questionnaire**

This Soft Market Engagement Questionnaire for St Petersfield is presented under the following headings:

* Section 1: Purpose of the St Petersfield soft market engagement questionnaire;
* Section 2: Confidentiality and freedom of information (FOI);
* Section 3: Background information for the soft market engagement exercise;
* Section 4: Project delivery; and
* Appendix 1: The St Petersfield soft market engagement questionnaire.

**1****. Purpose of the St Petersfield Soft Market Engagement Questionnaire**

1.1 This is not an invitation to tender and consists of a soft market engagement questionnaire only.

1.2 Tameside Metropolitan Borough Council (the Council) will be selecting a partner or partners to help deliver the Masterplan for St Petersfield which is set out in the attached document.

1.3 The Council is issuing this soft market engagement questionnaire to gather feedback from the market on the St Petersfield partnering opportunity.

1.4 Questionnaires will be issued via STAR - Chest Reference No. DN610961 on Thursday 5th May 2022

**The deadline for the return of the questionnaire via the Chest is 17.00 on Friday 27th May 2022**.

**2. Confidentiality and Freedom of Information (FOI)**

2.1 **Please note:** all information included in this soft market engagement questionnaire is confidential and for the recipients’ information only. No information included in this document or in discussions connected to it may be disclosed to any other party without prior written authorisation from the Council.

2.2 All responses will be treated confidentially by the Council. However, please be aware that the Council are subject to the disclosure requirements of the FOI Act and that potentially any information the Council holds is liable to disclosure under this Act. For this reason, we strongly advise that any information you consider to be confidential is labelled as such in your response. In the event that a request is subsequently made for disclosure under FOI, the request will be dealt with by the Council in accordance with the legislation.

2.3 Any future selection process for St Petersfield would be undertaken with full regard to the Council’s legal obligations.

2.4 Neither the intention nor the purpose of this soft market engagement exercise for St Petersfield is to confer any advantage upon its participants in any future selection process.

 **3.** **Background Information for the Soft Market Engagement Exercise**

3.1 St Petersfield sits within the middle of the Ashton Mayoral Development Zone which comprises Ashton Town Centre and Ashton Moss West. The St Petersfield Masterplan (attached) include proposals for over 100 new homes, 18,000 sqm commercial/office floor space, 4,500sqm hotel space, and food and drink establishments.

3.2 St Petersfield provides an excellent opportunity for new patterns of work to grow and thrive. The nine development sites offer an accessible, active, and highly connected place to do business, to live and play – all within a town centre location.

3.3 The Council owns the majority of the sites and is in a very strong position to drive this development over the coming months and years. This development, made possible through Evergreen Funding, has the potential to create 1,900 new jobs for the borough.

3.4 St Petersfield provides an opportunity to create a modern, tailored development for Tameside that’s a hub for the growth of the digital, creative and tech sectors in the borough. The location already provides internet connectivity to match that available at Media City, thanks to a dark fibre network and data centre housed in Ashton Old Baths.

3.5 The Council is actively seeking partners that can help deliver transformational change to this area through an overarching vision that promotes growth, sustainability, health and well-being, hybrid working and community.

3.6 The St Petersfield masterplan provides a roadmap for how the public and private sector will work together to deliver new development and place-making to provide genuine, impactful change at St Petersfield, and across the town centre.

**4. Project Delivery**

4.1 The Council now wants to gather the views of potential future partners and invites interested parties to provide responses to each of the questions set out in Appendix 1, to understand how the market can help deliver the scheme.

4.2 Questionnaire responses must be submitted electronically via the internet using the Council’s electronic tendering system, The Chest.

4.3 Should you have any questions about this questionnaire, please use the ‘Question and Answer’ facility on the Chest portal. Members of the Project team from CBRE, LDA Design and Todd Architects will be pleased to answer any queries that will assist with your understanding of the project prior to the submission of your written response.

**Appendix 1:** **Tameside Metropolitan Borough Council:**

**St Petersfield Soft Market Engagement Questionnaire**

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**Section 1 – Organisation Information**

1.1 Please provide the following information about your organisation:

|  |  |
| --- | --- |
| Organisation name |  |
| Address |  |
| Website |  |
| Size of business | Number of staff:Annual turnover: |

1.2 Please provide the following details of your main contact for correspondence about this questionnaire:

|  |  |
| --- | --- |
| Name |  |
| Position |  |
| Telephone number |  |
| Mobile number |  |
| Email address |  |

**Section 2 – Organisation Questionnaire**

2.1 What is your preferred partnership structure for working with Tameside Council to deliver the St. Petersfield project?

|  |
| --- |
| Insert answer here.. |

2.2 Please provide 3-5 examples of similar schemes to St. Petersfield which you have worked on, highlighting any key points which will assist us in understanding how best to bring a project of this type forward (full case studies can be provided on a separate sheet)?

|  |  |  |
| --- | --- | --- |
|  | Project Name | Description (150 word max.) |
| 1 |  |  |
| 2 |  |  |
| 3 |  |  |
| 4 |  |  |
| 5 |  |  |

2.3 Further to the investment the Council has made to date, what additional funding do you think will be needed to bring the St. Petersfield project forward?

|  |
| --- |
| Insert answer here.. |

2.4 In no more than 500 words please provide your views and comments as to how you believe the Council should approach the bid selection exercise to achieve the most comprehensive delivery of the Masterplan for St Petersfield?

|  |
| --- |
| Insert answer here.. |

2.5  In no more than 1000 words please provide your views and comments on whether the Council has identified the most appropriate land use mix, quantum and phasing of development in the Masterplan for St Petersfield and please outline any areas where you consider there could be improvements to the Masterplan?

|  |
| --- |
| Insert answer here.. |

2.6 Please provide an opinion on the rent levels which could be achieved for different grades of office space in St Petersfield. In addition, please outline the range of anticipated residential values which could be expected for St Petersfield?

|  |
| --- |
| Insert answer here.. |

2.7 In no more than 500 words please provide your views and comments on the strategy for meeting the Council’s aspiration of delivering a net zero carbon scheme?

|  |
| --- |
| Insert answer here.. |

2.8 In no more than 500 words, please provide your views and comments on how the Council’s commitment to social value and supply chains could be delivered on this scheme, drawing where possible, upon your experience and examples elsewhere?

|  |
| --- |
| Insert answer here.. |

2.9 In no more than 500 words, please provide your views and comments on how the Council’s commitment to place making could be delivered and how you would expect this scheme to integrate with the wider community, town centre and adjacent areas such as Ashton Moss which form part of the Mayoral Development Zone?

|  |
| --- |
| Insert answer here.. |

2.10 In no more than 300 words, please provide your views and comments on how you would envisage the long term management of the public realm within the Masterplan area being managed and financed?

|  |
| --- |
| Insert answer here.. |

2.11 Is there anything further you want to comment on as part of this process?

|  |
| --- |
| Insert answer here.. |

**Please Note**: *Responses to these questions and supporting information will not prejudice any future phases of the selection process and the related assessment of any future bids.*