

Morgan Webinar | Question Responses

On 25 June 2026 The Crown Estate held a webinar on the Morgan offshore wind tender. During the webinar, an anonymous Slido question function was available. Please see below written responses to all questions asked via this function.

Question text	TCE Responses
Could you elaborate on your envisioned timeline and the upcoming next milestones? Thank you	The draft milestones are included on slide 17 of the Webinar pack. The Webinar pack can be accessed via this link: https://www.thecrownestate.co.uk/our-business/marine/offshore-wind
Have any concept-level feasibility studies been performed based on the available geotechnical data, particularly for GBS and pin-pile jackets with drilled & grouted piles?	It is for bidders to determine the impact of the ground conditions on developable areas and the selection and design of suitable foundations. Arup have produced a summary ground conditions report which can be accessed via this link: https://www.thecrownestate.co.uk/our-business/marine/offshore-wind
How will ownership transfer of the project work in practice? A bidder wins the seabed rights from TCE. But does the bidder then need to make their own arrangements with BP JeraNex to actually acquire the SPV and ownership of DCO etc?	Further details regarding the potential transfer of the existing DCO, the grid connection agreement and other related agreements, consents and data (if applicable) will be provided during the tender.
When you state a Bilateral Connection Agreement is in place, can we take this as confirmation that a Gate 2 agreement with NESO under the Gate 2 to Whole Queue process has been received and signed?	Morgan currently has a full Bilateral Connection Agreement under the previous connections regime. It has not yet been converted to a Gate 2 offer. TCE will provide further updates on the status of the BCA throughout the tender process as necessary.
How does TCE see the impact of variable and shallow bedrock on developable areas and foundation selection across the site?	It is for bidders to determine the impact of the ground conditions on developable areas and the selection and design of suitable foundations. Arup have produced a summary ground conditions report which can be accessed via this link: https://www.thecrownestate.co.uk/our-business/marine/offshore-wind
Will there be bid bonds during the AfL period? Please may you elaborate on expected bid bond amounts - this will significantly influence whether or not we are interested.	The concept of bid bonds is not used in this tender.
What is the NESO position on the grid connection date? Is there an opportunity to modify it?	Further details regarding the potential transfer of the existing DCO, the grid connection agreement and other related agreements, consents and data (if applicable) will be provided during the tender.
What are the expected key installation challenges related to the variable bedrock, and how might these impact execution strategy?	It is for bidders to determine the impact of the ground conditions on developable areas and the selection and design of suitable foundations. Arup have produced a summary ground conditions report which can be accessed via this link: https://www.thecrownestate.co.uk/our-business/marine/offshore-wind
Will Morgan tender commercial model be the same as Round 6?	The Round 6 and Morgan procurements are separate and distinct tender processes. Accordingly, any documentation, requirements or positions relating to the Morgan procurement should not be assumed to apply to the Round 6 procurement, and vice versa. Round 6 remains under development and will be finalised and issued in due course.
Project would have previously agreed a number of commercial agreements with different stakeholders to mitigate predicted impacts. Can TCE confirm whether details of these would be shared with bidders or whether they are void and require re-establishment by the winning bidder?	Further details regarding the potential transfer of the existing DCO, the grid connection agreement and other related agreements, consents and data (if applicable) will be provided during the tender.
Will there be a Q&A process with previous owner during the diligence phase?	A Q&A process with the previous owner is not planned as part of the tender process.
How can you reasonably expect potential bidders to be in a position to submit applications only one month after the tender is launched?	TCE is running a streamlined tender process to try to return the site back to market as quickly as possible and preserve the value associated with the site. The requirements of the PSQ and tender reflect this streamlined approach and TCE will be available to pick up any clarifications through the clarification question process on the portal.
What's required from TCE for developers to establish consortium at bid? could you clarify?	Incorporated and unincorporated JVs and consortia will be permitted to participate in the tender and to submit a joint bid on a joint and several basis. However, TCE expect the counterparty to the legal agreements (including the agreements for lease and leases) to be a limited liability company incorporated in the UK. A suitable company will therefore need to be incorporated by the successful bidder either before or immediately after the Auction. Further details will be provided during the tender.
What, if at all, is the expected level of payment to be made to ENBW and JERA for works to date?	There will be no payment to ENBW and Jera Nex BP for works to date.
Is it possible to deviate from the proposed site area of 1.5GW i.e., is it possible to consider smaller areas/capacities?	The AfL will require the development of a project between 500MW and 1500MW capacity. The AfL will be for the entire site area, but the Project Company may step through to Lease with a smaller site area (subject to the Project Company and site area complying with the requirements in the legal agreements).
We will need considerably more detail on the commercial model / revenue model to better understand this opportunity. How does TCE reasonably expect developers to run a diligence process and PSQ / ITT process within 40 days without a mature commercial model?	The detail of the commercial model will be provided in the tender documents and red flag comments will be permitted on the detail in the commercial model. The clarifications process can also be utilised to raise queries during the tender period.
Is there flexibility with final Commercial Operation Date (COD) and if TCE will support amendments with grid connection deviation (currently connection due November 2029)?	The draft forms of Agreement for Lease and Lease will be provided during the tender. The Works Completion milestone dates, together with any associated flexibility, will be set out in those documents.
Is it expected that the winner would reach a separate commercial agreement with bp/enbw to gain access to technical designs that have been developed so far? layouts, foundation	This is a matter for bidders to decide.
What is the new AfL period?	The AfL term will be up to 10 years.
Technical Requirements - what level of management experience is deemed acceptable for development phase, construction phase and planning consent?	This information will be available within the tender documentation when issued.
How will TCE transfer rights and assets associated with the existing project company (data, reports, land rights, consents, agreements etc)?	Further details regarding the potential transfer of the existing DCO, the grid connection agreement and other related agreements, consents and data (if applicable) will be provided during the tender.
What is driving the timescales? Timescales are very (impossibly) short.	TCE is running a streamlined tender process to try to return the site back to market as quickly as possible and preserve the value associated with the site. The requirements of the PSQ and tender reflect this streamlined approach and TCE will be available to pick up any clarifications through the clarification question process on the portal.
What's driving the timeline to sign afL by end of 2026?	To maintain the value in the site and ensure that project milestones can be met, TCE is aiming to return the site to a viable party by the end of 2026.

Does TCE need to conclude this process by the end of 2026?	To maintain the value in the site and ensure that project milestones can be met, TCE is aiming to return the site to a viable party by the end of 2026.
What will be the qualification submission date?	The submission deadlines will be provided in the tender documents.
Will all consortium members be required to pass PSQ to enter the auction?	Each consortium member is not required to pass the entire PSQ in its own right. Consortium bids will be considered as a whole. Further information in this regard will be available for each specific PSQ question within the tender documentation when issued.
Will there be any criteria on capacity that developers bid with between 500 to 1,500MW?	Developers will have flexibility to develop the site within the minimum to maximum capacity allowed. The price bid in the auction is for the site opportunity regardless of eventual capacity developed.
Beyond geotechnical work, what can we expect to have access to in the dataroom? What will be included in the tender pack (due for issue 7th July)?	Currently the dataroom will contain the geotechnical work only. All of the information required for prospective bidders to consider the tender and submit a PSQ response will be provided to the bidders when the tender is launched. This will include full details of all of the PSQ questions and requirements, the relevant evaluation criteria, the proposed auction rules and the template legal agreements (including the wind farm agreement for lease and lease, the transmission assets agreement for lease and lease and the preferred bidder letter that will need to be executed and provided to TCE prior to the auction).
What standard documents will be needed for qualification? (eg. annual accounts, ISO certifications, H&S docs, etc)	This information will be available within the tender documentation when issued.
What will be the MLOC requirements?	The concept of MLOC is not used in this tender.
What is the planned date for the financial auction?	It is expected that an ascending clock auction will take place to determine the outcome of the tender. TCE intend the auction to take place as quickly as possible after the PSQ has been concluded, likely in Q4 2026. Further details will be provided during the tender.
What are the details of the auction format, eg. sealed bid or ticking clock, frequency of bidding cycles, starting bid price etc.	It is expected that an ascending clock auction will take place to determine the outcome of the tender. TCE intend the auction to take place as quickly as possible after the PSQ has been concluded, likely in Q4 2026. Further details will be provided during the tender.
To clarify, data provided will only be what's in the VDR? It's hard to see how you go from that to a speedy FID, as extensive engineering design would be needed?	All information that TCE will be providing on the Morgan site will be in the tender documents and the dataroom. The dataroom will contain the geotechnical work only.
It would seem access to the previous developers technical data may provide an unfair advantage to a bidder. Does the TCE have a position on this?	TCE is providing the same Tender information and data to all Bidders to ensure a fair and transparent procurement process.
Is there a maximum bid price level? If so what is the tie break criteria if the maximum bid is made by more than one party.	It is expected that an ascending clock auction will take place to determine the outcome of the tender. TCE intend the auction to take place as quickly as possible after the PSQ has been concluded, likely in Q4 2026. There will be no maximum bid price level. Further details will be provided during the tender.
Can bp jera rebid for the lease?	Yes, if they choose to.
What contingent commitments will bidders need to sign up to ahead of the auction? (eg. sign Lease/AfL by X date?; minimum financial commitment; immediate payment on award?; Letter of Credit?	Further details regarding the commitments to be made prior to the Auction will be provided during the tender. TCE expects that bidders will be required to give certain undertakings with respect to their bid during the tender and sign a preferred bidder letter containing certain contractual commitments prior to and as a condition to participating in the Auction.
Are there any immediate milestones required (e.g within 6 months) upon successful award?	Further details regarding the milestones that apply following contract award will be provided during the tender.
Is the grid connection a gate 1 or gate 2 offer?	Morgan currently has a full Bilateral Connection Agreement under the previous connections regime. It has not yet been converted to a Gate 2 offer. TCE will provide further updates on the status of the BCA throughout the tender process as necessary.
When will the data room be made available, and will it only be accessible to pre-qualified bidders? Will it contain the full dataset outlined or only the summary?	The dataroom will be available to all bidders and will be made available on tender launch. The intention is for it to contain the full dataset outlined on slide 10 of the webinar pack. The webinar slides can be accessed on the TCE website or via this link: https://www.thecrownestate.co.uk/our-business/marine/offshore-wind
Must legal agreements be signed on award or is there a period for full review given the compressed time for reviewing docs ahead of bidding?	Legal agreements will need to be signed on award. Bidders will be expected to review the relevant terms during the tender, and will be required to confirm unconditional acceptance of the relevant terms prior to the auction.
Any supply chain commitments and what the potential successful applicant would be required to sign up to?	Further details regarding any supply chain commitments required will be provided during the tender.
What is actually on offer – lease under similar terms as Round 4? Or agreement for lease as amended and offered to Dogger Bank South and Outer Dowsing (monthly option payments and no termination fees), as reported in Renewals?	A summary of the agreement for lease and lease terms is provided in the webinar slides. The webinar slides can be accessed on the TCE website or via this link https://www.thecrownestate.co.uk/our-business/marine/offshore-wind . The full draft forms of AfL and Lease will be issued with the tender pack and can be viewed at that time.
Will the award be conditional, subject to granting of transmission consent in September?	No - bidders will need to form their own view on the likelihood, value and timing of the DCOs being in place based on the information provided.
Is it certain/clear that the windfarm and future transmission DCO will transfer to the new site owner?	No - bidders will need to form their own view on the likelihood, value and timing of the DCOs being in place based on the information provided.
When will tender pack be shared?	TCE is aiming to issue the tender pack in July and will keep interested parties updated with any further information.
Will access to data room be in advance of PQQ or after?	The dataroom will be available on tender launch.
What information and data will be handed over to the new developer from BP/EnBW? will a commercial agreement need to be put in place to transfer this info? Are there any company entities that will may need to be acquired?	No company entities will need to be acquired as the Project Company SPV will cease to exist once the DCO and Grid are transferred (in the event they are maintained). We do not envisage commercial agreements between the previous developer and the success bidder for Morgan being required on this basis.
Can you confirm whether a fee to previous developer is expected?	No fee to the previous developer will be required as part of the tender process.
Will there be any more project information provided ahead of 6th July from now?	TCE will provide additional information as it arises.
Will there be bid bonds during the AfL period?	The concept of bid bonds is not used in this tender.
forming consortium details will be part of the tender launch package?	Yes. Further details regarding consortium requirements will be provided during the tender.

You said there will be clarity on other agreements at Tender Launch. Can you clarify, will the Legal Agreements with TCE (i.e. the AfL) have provisions in there regarding transfer of DCO, grid connection etc? How will previous developer be held to this?	Further details regarding the potential transfer of the existing DCO, the grid connection agreement and other related agreements, consents and data (if applicable) will be provided during the tender.
What arrangements have been made for onshore voluntary agreements with Landowners agreed by the previous developer to be assigned to the successful developer here? And at what cost?	TCE are considering the position on this matter and will provide further detail to bidders as it becomes available.
What will be included in available site data?	The site data summary is included in slide 10 of the webinar slides. The webinar slides can be accessed on the TCE website or via this link: https://www.thecrownestate.co.uk/our-business/marine/offshore-wind
Is there residual site data remaining with the previous developers or have all studies been handed over?	The site data summary is included in slide 10 of the webinar slides. The webinar slides can be accessed on the TCE website or via this link: https://www.thecrownestate.co.uk/our-business/marine/offshore-wind
It's incredibly challenging to make an assessment on the project without understanding the mitigation agreements sat behind this and the transferability/potential to renegotiate these. Will these be fully available in the dataroom?	TCE are considering the position on this matter and will provide further detail to bidders as it becomes available.
How quickly will we get questions answered in writing?	The questions have now been answered in writing.
Will the winning bidder be provided further site data over and above what is being made available to all bidders?	No, all available data will be included in the dataroom.
Will any payment be required to the original developers for any data that is provided by TCE?	There will be no payment required to the original developers for data provided by TCE.
A streamlined process may erode value if developers don't have sufficient time and information to meaningfully participate - how are you mitigating 'opportunistic' bids rather than diligent ones?	We expect all bidders who submit an expression of interest and participate in the process to be legitimate parties who are interested in pursuing a bid and winning the tender. The PSQ and tender questions will test interested parties ability and capacity to take forward the site.
How long will the option agreement be for?	The maximum AfL term will be 10 years.
What agreements are in place with neighboring windfarms regarding wakes and operations, what crossing agreements are in place with other seabed users and what agreements relating to shipping routes etc. are in place? What arrangements are in place to novate these to the new lessee.	TCE are considering the position on this matter and will provide further detail to bidders as it becomes available.
What conditions are attached to the consent? What work has been done to fulfill these conditions? Will this work be transferred as part of the lease award?	The consent conditions are detailed in the The Morgan Offshore Wind Project Generation Assets Order 2025 (https://www.legislation.gov.uk/uksi/2025/1012).
Will the grid offer and connection agreements transfer on award to the new lessee? What arrangements are in place for this?	Further details regarding the potential transfer of the existing DCO, the grid connection agreement and other related agreements, consents and data (if applicable) will be provided during the tender.
Are there any TUPE considerations in taking the site on? Has this position been legally confirmed?	We do not believe that TUPE is relevant and we do not anticipate any TUPE transfers being required.
Are there any aviation agreements in place and if so what arrangements are in place to transfer these and what are the obligations?	TCE are considering the position on this matter and will provide further detail to bidders as it becomes available.
At what point in the process will the Preferred Bidder Letter need to be executed?	The preferred bidder letter(s) will be executed by bidders who pass the PSQ stage. The letter(s) will remain in place whilst the auction takes place and become effective for the successful bidder. Executed letters must be provided to TCE before the Auction.