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Tender

Contractor Procurement for Ebbsfleet Central Phase 1a Infrastructure Works

Ebbsfleet Development Corporation

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-000422

Procurement identifier (OCID): ocids-h6vhtk-050e4e ([view related notices](#))

Published 5 January 2026, 3:55pm

Scope

Reference

EDC_5140

Description

Ebbsfleet Development Corporation (EDC) was established in 2015 to speed up the delivery of up to 15,000 homes and create a 21st-century Garden City in Ebbsfleet, North Kent. As planning authority for the Urban Regeneration Area, as well as landowner for a number of key sites across Ebbsfleet and surrounding communities, a key ambition for the regeneration of the area requires the Corporation to deliver Ebbsfleet Central, the civic and commercial heart of the Garden City scheme, set around Ebbsfleet International Train Station.

EDC is seeking to procure the EC2 Infrastructure Works for the phase (1a) of the Ebbsfleet Central masterplan, through two separate Lots:

Lot 1 - Highways, Utilities & associated Landscaping.

Lot 2 - Buildings, Structures & associated Landscaping.

EDC are not ruling out contractors tendering for and being appointed on more than one contract Lot. EDC reserves the right to amalgamate contracts where one contractor is successful for more than one contract Lot.

More information about the opportunity is set out in the associated tender documents, including the Invitation to Participate (ITP) and Procurement Specific Questionnaire (PSQ), which can be accessed via EDC's procurement portal InTend <https://in-tendhost.co.uk/ebbsfleetdc/aspx/Home> from 6 January 2026.

EDC undertook preliminary market engagement, details of which were set out in the UK2 notice published on 8 May 2025, notice identifier: 2025/S 000-019622.

Preliminary market engagement information and a subsequent Q&A document are provided as appendices in the Invitation to Participate. All documentation is available on the EDC procurement portal <https://in-tendhost.co.uk/ebbsfleetdc/aspx/Home>.

Total value (estimated)

- £115,000,000 excluding VAT
- £138,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 13 April 2028 to 9 May 2030
- Possible extension to 8 August 2030
- 2 years, 3 months, 26 days

Description of possible extension:

A discretionary 3 month extension to allow for any unforeseen delays that arise during the contract period.

Main procurement category

Works

CPV classifications

- 45200000 - Works for complete or part construction and civil engineering work

Contract locations

- UKJ4 - Kent

Lot 1. Highways, Utilities & associated Landscaping.

Description

As set out in Schedule 2 of the Highways & Utilities PCSA (Appendix R i). Please refer to the Tender documentation for further details.

Lot value (estimated)

- £55,000,000 excluding VAT
- £66,000,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Buildings, Structures & associated Landscaping

Description

As set out in Schedule 2 of the Buildings and Structures PCSA (Appendix R ii). Please refer to the Tender documentation for further details.

Lot value (estimated)

- £60,000,000 excluding VAT
- £72,000,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Submission

Enquiry deadline

2 February 2026, 11:59pm

Submission type

Tenders

Tender submission deadline

16 February 2026, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/ebbsfleetdc/aspx/Home.>

The procurement will be managed using EDC's procurement portal InTend. In order to gain access to the Invitation to Participate documentation, suppliers must be registered on InTend.

Suppliers are required to respond to all sections of the PSQ and must submit responses in accordance with the instructions and response deadlines stated in the ITP. All responses must be submitted electronically.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

18 January 2027

Award criteria

Name	Type	Weighting
Technical	Quality	50%
Commercial	Price	40%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The procurement will follow the stages below:

Stage 1 - Invitation to Participate (ITP)

The ITP stage will require suppliers to complete a Procurement Specific Questionnaire (PSQ) and provide supporting information. EDC will evaluate PSQ submissions in accordance with the criteria stated in Appendix M of the ITP documentation. The 5 highest ranked and compliant suppliers for each Lot will be shortlisted to proceed to the Invitation to Tender (ITT) stage. EDC reserves the right to shortlist fewer suppliers if fewer than 5 suppliers meet the minimum participation conditions set out in the ITP and associated

documentation.

Stage 2 - Invitation to Tender (ITT)

The ITT stage will require shortlisted suppliers to provide their proposed solution to deliver the required works, their commercial response and their social value offer. Full requirements will be set out in the ITT.

Suppliers will be able to take part in mid-tender interviews to clarify their understanding of the specifications, objectives and expected outcomes, ensuring they are able to submit compliant and competitive bids.

Following submission of ITT responses, EDC will evaluate proposals in accordance with the criteria set out in the ITT and associated documentation. EDC intend to select one 'preferred' supplier for each Lot. For the avoidance of doubt EDC may either appoint two different suppliers (one for each Lot), or one supplier for two Lots combined.

The preferred supplier(s) will be appointed under a PCSA.

Stage 3 - Final proposals

Under the PCSA, the preferred supplier(s) will work with the design team to optimise the design through RIBA Stage 4 design process and procure the works through an open book process to achieve a fixed contract sum with an agreed risk premium. The supplier(s) will develop the Contractor Proposals (CPs) against the clients Employer's Requirements (ERs). EDC reserves the right to terminate discussions in the event that a fixed contract sum and final CPs cannot be agreed.

The CP's and Contract Sum will be used by EDC to develop the Final Business Case (FBC) to be submitted to Central Government.

The Building Contract(s) will not be placed before the FBC has been approved.

Contracting authority

Ebbsfleet Development Corporation

- Public Procurement Organisation Number: PWTX-2967-RTRG

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Region: UKJ43 - Kent Thames Gateway

Organisation type: Public authority - sub-central government