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Tender

BHCC - RS - LPS Programme - Consultants phase 1 - Design Team

Brighton and Hove City Council

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

Notice identifier: 2026/S 000-006866

Procurement identifier (OCID): ocds-h6vhtk-05663b ([view related notices](#))

Published 26 January 2026, 11:21pm

Scope

Reference

BHCC - 038858

Description

Context and Background can be found on the linked preliminary market engagement notices.

Following these notices the council have developed an approach to appointing the design team across two sites which cover a combined 7 of the 8 blocks. The block retained outside of this arrangement (St. James House in Kemptown) is being progressed through an existing contractual mechanism within the council.

The remaining blocks are being separated into two sites under which each site will have a separate design team appointed, these will be:

- The Hollingdean Site: Comprised of 2 blocks; Nettleton Court and Dudeney Lodge.

- The Whitehawk Site: Comprised of 5 blocks; Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court.

The scope of the appointments will vary slightly dependant on specialism however the intent is that the appointed consultants will progress as a minimum the redevelopment designs to RIBA stage 3 (excluding demolition). The council may appoint further stages under this contract but is still exploring the avenues for the build phase of the redevelopments which may be directly delivered by the council or handed over to a commercial development partner.

In either build phase scenario these appointments will ensure that those projects can progress swiftly with the designs for the redevelopment already underway. Demolition design will be appointed through a separate process but is being made under the same rationale; to bring forward the pre-build phase work to compress the total redevelopment timeline.

This tender will be undertaken in two stages:

Stage 1; Shortlisting (Conditions of participation and Quality)

Stage 2; Invitation to tender (Quality and price)

The Lot structure will be based on a Lot for each specialism for each site, Hollingdean (Site 1; Lot 1; Each Specialism A, B, C and D), Whitehawk (Site 2; Lot 2; Each Specialism A, B, C and D). This makes for a total of eight available lots.

The specialist areas for appointment in Phase 1 are as follows:

- A: Employers Agent / Quantity Surveyor / Project Manager (CDM)
- B: Architect (Building safety and Principal designer)
- C: Structural and Civil Engineering
- D: Fire safety engineer

Bidders will be able to bid for all lots but can only be appointed in limited combinations to improve resilience across the sites and ensure that conflict of interest can be managed by the client team and the Lead Consultant.

The highest scoring bidder for each lot will be appointed with a ranking system used to determine the winner, in the case of a single bidder being successful in more lots or combinations which are not allowed they will be appointed based on their highest scoring responses and excluded from those beyond the maximum appointments possible.

Bidders can be awarded for combination of only lots A for both sites or Lots B, C & D for each site with a maximum number of appointments over all lots of 3 appointments per supplier.

Stage 1 will shortlist to a maximum of 5 bidders per lot and stage 2 will award a single bidder to each Lot.

The programme for this project has several complex risk factors related to the existing residents, demolition and the councils build phase delivery model. However it is the council's intent to complete the redevelopment in the fastest realistic timescale and has therefore left this contract with a 5 years initial term allowing for a long extension to cover some appointments potentially remaining client side during the build phase.

The process describes this appointment as phase 1, this is due to the need for at least one further phases of appointments of consultants. Phase 2 appointments will consist of the team appointed to design and potentially deliver demolition of the two sites.

Total value (estimated)

- £6,400,000 excluding VAT
- £8,000,000 including VAT

Above the relevant threshold

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKJ - South East (England)

- UKK - South West (England)

Lot constraints

Maximum number of lots a supplier can be awarded: 3

Description of how multiple lots may be awarded:

Bidders can submit for all bids but only a maximum of 3 lots can be awarded to a single supplier. For the Lot A at each site a single supplier can be awarded both lots (Employers agent for both sites) but the winner of Lot A for each site cannot be successful in any other lots.

For Lots B, C and D at each site suppliers can be successful for all three lots but can only be awarded lots at a single site.

Not the same for all lots

Contract dates and options are shown in Lot sections, because they are not the same for all lots.

Lot 1A (was 1). Hollingdean Employers Agent

Description

Employers Agent / Quantity Surveyor / Project Manager (CDM) for the Hollingdean Site.

Lot value (estimated)

- £800,000 excluding VAT
- £1,000,000 including VAT

Contract dates (estimated)

- 31 July 2026 to 31 July 2031
- Possible extension to 31 July 2036
- 10 years, 1 day

Description of possible extension:

This role may be extended (subject to performance of the supplier and the build phase direction)

Options

The right to additional purchases while the contract is valid.

Additional instruction to complete surveys and further engagement may be instructed.

Same for all lots

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

Lot 1B. Hollingdean Architect

Description

Architect (Building safety and Principal designer) for the Hollingdean site.

Lot value (estimated)

- £800,000 excluding VAT
- £1,000,000 including VAT

Contract dates (estimated)

- 31 July 2026 to 31 January 2029
- Possible extension to 31 July 2029
- 3 years, 1 day

Description of possible extension:

Extensions may be offered subject to performance and the progress of the project.

Options

The right to additional purchases while the contract is valid.

Additional surveys or engagements may be instructed.

Same for all lots

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

Lot 1C. Hollingdean Structural and Civil Engineer

Description

Architect (Building safety and Principal designer) for the Hollingdean Site.

Lot value (estimated)

- £800,000 excluding VAT
- £1,000,000 including VAT

Contract dates (estimated)

- 31 July 2026 to 31 January 2029
- Possible extension to 31 July 2029
- 3 years, 1 day

Description of possible extension:

extension will be subject to performance and project progression.

Options

The right to additional purchases while the contract is valid.

Additional surveys or engagements may be instructed.

Same for all lots

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

Lot 1D. Hollingdean Fire Engineer

Description

The Fire Engineer for the Hollingdean Site.

Lot value (estimated)

- £800,000 excluding VAT
- £1,000,000 including VAT

Contract dates (estimated)

- 31 July 2026 to 31 January 2029
- Possible extension to 31 July 2029
- 3 years, 1 day

Description of possible extension:

Extension subject to performance and project progression.

Options

The right to additional purchases while the contract is valid.

Additional surveys and engagement may be instructed.

Same for all lots

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

Lot 2A. Whitehawk Employers Agent

Description

Employers Agent / Quantity Surveyor / Project Manager (CDM) for the Whitehawk site.

Lot value (estimated)

- £800,000 excluding VAT
- £1,000,000 including VAT

Contract dates (estimated)

- 31 July 2026 to 31 July 2031
- Possible extension to 31 July 2036
- 10 years, 1 day

Description of possible extension:

Extensions subject to performance and progression of the project.

Options

The right to additional purchases while the contract is valid.

Additional surveys and engagements may be instructed.

Same for all lots

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

Lot 2B. Whitehawk Architect

Description

Architect (Building safety and Principal designer) for the Whitehawk site.

Lot value (estimated)

- £800,000 excluding VAT
- £1,000,000 including VAT

Contract dates (estimated)

- 31 July 2026 to 31 January 2029
- Possible extension to 31 July 2029
- 3 years, 1 day

Description of possible extension:

Extension subject to performance and progression of the project.

Options

The right to additional purchases while the contract is valid.

Additional surveys and engagements may be instructed.

Same for all lots

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

Lot 2C. Whitehawk Structural and Civil Engineer

Description

Structural and Civil Engineering for the Whitehawk site.

Lot value (estimated)

- £800,000 excluding VAT
- £1,000,000 including VAT

Contract dates (estimated)

- 31 July 2026 to 31 January 2029
- Possible extension to 31 July 2029
- 3 years, 1 day

Description of possible extension:

extension subject to performance and project progression.

Options

The right to additional purchases while the contract is valid.

Additional surveys and engagements may be instructed.

Same for all lots

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

Lot 2D. Whitehawk Fire Engineer

Description

Fire Engineer for the Whitehawk site.

Lot value (estimated)

- £800,000 excluding VAT
- £1,000,000 including VAT

Contract dates (estimated)

- 31 July 2026 to 31 January 2029

- Possible extension to 31 July 2029
- 3 years, 1 day

Description of possible extension:

Extension subject to performance and project progression.

Options

The right to additional purchases while the contract is valid.

Additional surveys and engagements may be instructed.

Same for all lots

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

Participation

Particular suitability

Lot 1A (was 1). Hollingdean Employers Agent

Lot 1B. Hollingdean Architect

Lot 1C. Hollingdean Structural and Civil Engineer

Lot 1D. Hollingdean Fire Engineer

Lot 2A. Whitehawk Employers Agent

Lot 2B. Whitehawk Architect

Lot 2C. Whitehawk Structural and Civil Engineer

Lot 2D. Whitehawk Fire Engineer

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

23 February 2026, 12:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

10 July 2026

Award criteria

Name	Description	Type
Quality	Completion of the evaluated quality response as described in the ITT.	Quality

Weighting description

Stage 1: 100% Quality (shortlist to 5)

Stage 2 Quality and Price; details to be released with the stage 2 tender documentation.

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

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Bidders will be able to bid for all lots but can only be appointed in limited combinations to improve resilience across the sites and ensure that conflict of interest can be managed by the client team and the Lead Consultant.

Contracting authority

Brighton and Hove City Council

- Public Procurement Organisation Number: PNNH-3312-CQGT

Hove Town Hall, Norton Road

Hove

BN3 3BQ

United Kingdom

Email: robert.sullivan@brighton-hove.gov.uk

Region: UKJ21 - Brighton and Hove

Organisation type: Public authority - sub-central government