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Tender

Invitation to Submit Proposals Hope Gap Steps

Seaford Town Council

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

Notice identifier: 2026/S 000-007550

Procurement identifier (OCID): ocds-h6vhtk-0610cd

Published 28 January 2026, 12:09pm

Scope

Description

Seaford Town Council are seeking expressions of interest and detailed proposals from suitably qualified and experienced contractors to design and cost options to repair or replace the Hope Gap steps, with the aim of returning them to safe public use.

Due to the anticipated high costs of the project, proposals must focus on achieving best value over the full lifespan of the steps, taking into account durability, maintenance requirements and long-term resilience.

Scope of Proposal

Proposals should include, but not be limited to, the following:

- Design and costed options for repair and/or replacement of the steps
- Consideration of ecological and geological impacts
- Identification of required permissions, consents and statutory approvals
- A proposed methodology for undertaking the site works

- A programme for delivery, including identification of the optimum times of year for construction
- Where possible, suggested sources of external funding that may be available to support the works

Site Constraints

Tenderers should note that:

- This stretch of coastline is classified as "No Active Intervention" within the Shoreline Management Plan
- At high tide, waves frequently break at the base of the cliff
- Any proposed solution must be capable of withstanding regular exposure to sea water
- It is considered highly likely that some or all options may require additional coastal protection, such as a sea wall or similar measures. Proposals should therefore include the design and cost of such protection, where applicable

Site Visits

Seaford Town Council will be available to accompany site visits on the following dates:

- Tuesday 3 February
- Wednesday 4 February
- Wednesday 11 February

Submission Details

- Deadline for submission: 5:00pm on Monday 16 February 2026
- Proposals should be submitted to: projectsandfacilities@seafordtowncouncil.gov.uk or posted to 37 Church Street, Seaford, BN25 1HG
- Please note that all proposals and quotations received will be presented to Full Council for discussion and evaluation in due course, prior to any further decisions or actions being taken

Seaford Town Council (STC) are seeking proposals and option appraisals only. STC is under no obligation to appoint any supplier, to select a preferred proposal, or to proceed

to construction works. Any decision to progress to delivery, and any procurement of construction works, would be subject to separate approval and a separate procurement process in accordance with the Procurement Act 2023.

Total value (estimated)

- £20,000 excluding VAT
- £24,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 April 2026 to 1 May 2026
- Possible extension to 1 June 2026
- 2 months, 1 day

Description of possible extension:

The contract may be extended where additional time is required to complete or refine the development of proposals, including further option appraisal, technical assessment, or clarification arising from site constraints, environmental considerations, stakeholder input, or the availability of survey information.

Any extension would be within the original scope of the contract and subject to agreement by Seaford Town Council.

Options

The right to additional purchases while the contract is valid.

The contract includes options for additional services within the original scope, including further development or refinement of proposals, additional option appraisal, whole-life

costing, and associated technical assessment.

These options may be exercised where further analysis is required to inform decision-making, or where additional time or outputs are needed due to site, environmental, or stakeholder considerations.

The options do not include construction works and do not commit Seaford Town Council to proceed to delivery.

Main procurement category

Works

CPV classifications

- 45220000 - Engineering works and construction works
- 45243000 - Coastal-defence works

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Justification for not using lots

Due to the integrated nature of the design and construction requirements and the risks associated with a coastal site, it was determined that a single contract is the most appropriate approach.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

16 February 2026, 11:59pm

Submission address and any special instructions

Submission Details

- Deadline for submission: 5:00pm on Monday 16 February 2026

- Proposals should be submitted to: projectsandfacilities@seafordtowncouncil.gov.uk or posted to 37 Church Street, Seaford, BN25 1HG
- Please note that all proposals and quotations received will be presented to Full Council for discussion and evaluation in due course, prior to any further decisions or actions being taken

<https://www.seafordtowncouncil.gov.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 April 2026

Award criteria

Name	Description	Type	Order of importance
Quality and feasibility of proposals	<p>Assessment will focus on the quality, feasibility, and robustness of the proposed options for repair or replacement of the Hope Gap steps. This includes approach to durability, maintenance requirements, long-term resilience, and consideration of environmental, geological, and regulatory constraints.</p> <p>The contracting authority reserves the right not to award the contract if no proposals sufficiently meet the stated objectives.</p>	Quality	1

Name	Description	Type	Order of importance
Cost (proposal development / whole-life considerations)	The cost criterion will assess the total projected costs associated with delivering the required proposal development and option appraisal services. Evaluation will take into account not only the proposed price for preparing the submissions, but also how the proposed options demonstrate potential for value over the full lifespan of the steps, including anticipated maintenance requirements, durability, and long-term resilience. Cost will be considered in conjunction with quality and feasibility, and the contracting authority reserves the right not to award the contract if no proposals sufficiently meet the stated objectives.	Cost	2
Experience and capability	Relevant experience of Quality the contractor and proposed team in delivering similar high-risk civil engineering, coastal, or infrastructure projects, including design and option appraisal.		3

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1 - Requests to Participate:

Suppliers will be invited to submit requests to participate demonstrating relevant experience, technical capability, financial standing and capacity to deliver coastal and/or high-risk civil engineering works of a similar nature.

A shortlist of suppliers will be selected to proceed to the next stage.

Stage 2 - Invitation to Tender:

Shortlisted suppliers will be invited to submit detailed tenders including outline design proposals and costed options for the repair or replacement of the Hope Gap steps.

Tenders will be evaluated on the basis of the most advantageous tender, with a strong emphasis on whole-life value, durability, maintenance requirements and long-term resilience.

Seaford Town Council reserves the right to refine the award criteria and to enter into dialogue or clarification with tenderers in accordance with the Procurement Act 2023 prior to final tender evaluation.

Justification for not publishing a preliminary market engagement notice

Preliminary market engagement was carried out through informal discussions to understand feasibility and risks. This engagement was limited in scope and has not distorted competition. All relevant information will be made available to all tenderers.

Documents

Associated tender documents

[Hope Gap Invitation to Submit Proposals.docx](#)

Contracting authority

Seaford Town Council

- Public Procurement Organisation Number: PDRY-2957-PNJY

37 Church Street

Seaford

BN25 1HG

United Kingdom

Email: projectsandfacilities@seafordtowncouncil.gov.uk

Region: UKJ22 - East Sussex CC

Organisation type: Public authority - sub-central government