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Planning

Procurement of a Development Partner for the redevelopment of the Clair Hall site in Perrymount Road Haywards Heath

Mid Sussex District Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-008764

Procurement identifier (OCID): ocds-h6vhtk-0613c5

Published 2 February 2026, 9:45am

Scope

Description

Mid Sussex District Council are considering whether to undertake the procurement of a Development Partner to deliver the redevelopment of the Clair Hall site. Such a redevelopment would be anticipated to include the construction of a new cultural facility on part of the site, alongside redevelopment of the remainder of the site for other uses.

The Council's ambition is to regenerate the Clair Hall site to create a mixed-use vibrant and inclusive creative cultural hub in the centre of Haywards Heath. The Council would expect a Development Partner to fund the design and construction of the cultural facility in lieu of a receipt for the remainder of the site. The redevelopment (aside from the cultural facility) would be expected to be a residential-led mixed use development, however, the design and construction of the development would ultimately be a product of the procurement process.

The Council is undertaking a separate procurement to select a Cultural Operator to enter into a concession agreement for the new cultural facility. This is expected to conclude by March 2026.

It should be noted that the 'total value (estimated)' stated in this notice is an expression of the estimated gross development value of the development, plus construction cost of the cultural facility, which could be delivered through the opportunity.

Total value (estimated)

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

Above the relevant threshold

Contract dates (estimated)

- 1 December 2026 to 2 December 2031
- 5 years, 2 days

Main procurement category

Works

CPV classifications

- 45110000 - Building demolition and wrecking work and earthmoving work
- 45211340 - Multi-dwelling buildings construction work
- 45211350 - Multi-functional buildings construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45220000 - Engineering works and construction works
- 70110000 - Development services of real estate

- 71400000 - Urban planning and landscape architectural services

Contract locations

- UKJ28 - West Sussex (North East)

Engagement

Engagement deadline

31 December 2025

The engagement was carried out before this notice was published.

Engagement process description

Between September 2025 and December 2025, the contracting authority's advisers, Montagu Evans, undertook a preliminary market engagement exercise.

The advisers sought to engage with suppliers to establish the level of developer interest in the development of the Clair Hall site, and to seek views on how/if developers would be prepared to tender for this opportunity through a formal procurement process.

The engagement exercise sought market feedback on developers' views on the concept approach for development of the Site, and was used to obtain scheme specific feedback in relation to the opportunity, given the Council's requirement for a developer to deliver and fund the new Cultural Facility (of a designated size within the site) as part of a mixed-use development.

A report setting out the approach to and outputs of the preliminary market engagement is available. Please contact legalinfo@midsussex.gov.uk to be provided with a copy of this report.

The Council's advisors took steps during the market engagement exercise to ensure that suppliers involved in the exercise are not put at an unfair advantage in any competition in

relation to a contract award to be carried out. Steps will continue to be taken in this regard.

This PME notice is not a call for competition.

Contracting authority

Mid Sussex District Council

- Public Procurement Organisation Number: PQLR-5948-PBHY

Oaklands, Oaklands Road

Haywards Heath

RH16 1SS

United Kingdom

Email: procurement@horsham.gov.uk

Website: <https://www.midsussex.gov.uk/>

Region: UKJ28 - West Sussex (North East)

Organisation type: Public authority - sub-central government