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Award

Buildings and contents insurance for the Royal Pavilion and Dome Complex

Brighton and Hove City Council

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-011507

Procurement identifier (OCID): ocds-h6vhtk-04f963 ([view related notices](#))

Published 27 March 2025, 11:47am

Scope

Reference

14500

Description

Royal Pavilion and dome complex buildings and content insurance provision

Contract 1

Supplier

- [ECCLESIASTICAL INSURANCE OFFICE PUBLIC LIMITED COMPANY](#)

Contract value

- £657,552 including VAT

Above the relevant threshold

Earliest date the contract will be signed

28 March 2025

Contract dates (estimated)

- 1 April 2025 to 31 March 2028
- 3 years

Main procurement category

Services

CPV classifications

- 66510000 - Insurance services

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)

Participation

Particular suitability

Voluntary, community and social enterprises (VCSE)

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

- Single supplier - technical reasons
- Extreme and unavoidable urgency

In late December, the council's current building insurer notified their intention to reduce coverage for the Royal Pavilion and Dome Complex by 90% from 1st April 2025, while simultaneously increasing the annual premium by 152%. This indicated the insurer's intent to withdraw from this high-value risk.

The Royal Pavilion and Dome Complex, a Grade 1 listed cultural and iconic asset, is central to Brighton & Hove's identity and attracts significant public visitation.

Due to the critical need for continuous insurance coverage, the following factors necessitate a direct award without a standstill period:

- Urgent Risk Mitigation: The council faced an imminent risk of significant underinsurance from 1st April 2025. Any lapse in adequate cover would expose the council to unacceptable financial and reputational risks, given the asset's value and public importance.
- Specialised Market: Insurance brokers confirmed a severely limited market for heritage site insurance. This market is distinct from the general public sector insurance market. The specialised insurers within this market do not participate in standard framework tenders due to the time constraints and the unique risk profiles involved.
- Time Constraints: The council initiated immediate discussions with legal, finance, procurement, and our insurance broker in early January to assess options. A property risk evaluation survey, necessary to provide insurers with essential risk information, was conducted in late January, with results received in mid-February. This timeframe precluded the possibility of a compliant tender process being completed in time for the contract to be in effect by the 1st April 2025 deadline.
- Single Supplier Justification: A rapid market exercise, conducted by our brokers, yielded a single viable bid from Ecclesiastical Insurance. Ecclesiastical Insurance is a leading UK specialist in insuring heritage properties, possessing the necessary expertise, underwriting capacity, and claims handling capabilities to meet the unique requirements of

the Royal Pavilion and Dome Complex. Their expertise with grade 1 listed buildings, makes them uniquely able to provide the required cover.

Supplier

ECCLESIASTICAL INSURANCE OFFICE PUBLIC LIMITED COMPANY

- Companies House: 00024869
- Public Procurement Organisation Number: PTLT-9325-HBMW

Benefact House 2000 Pioneer Avenue

Gloucester

GL3 4AW

United Kingdom

Email: london@ecclesiastical.com

Website: <http://www.ecclesiastical.com>

Region: UKK13 - Gloucestershire

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): Yes

Contract 1

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: ProcurementPMO@eastsussex.gov.uk

Region: UKJ21 - Brighton and Hove

Organisation type: Public authority - sub-central government