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Planning

Development of Council owned sites for housing

Surrey County Council

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

Notice identifier: 2026/S 000-012595

Procurement identifier (OCID): ocds-h6vhtk-051d04 ([view related notices](#))

Published 11 February 2026, 4:41pm

Scope

Description

The housing shortage in Surrey has a negative impact on the lives of Surrey residents, local businesses and local public services and exacerbates the hardships that Surrey's most vulnerable residents face. Surrey County Council (SCC) is therefore pleased to bring forward this exciting opportunity to deliver housing across four vacant sites owned by SCC in various locations across the county. To address the complex and challenging housing environment that Surrey and many other parts of the country are facing SCC is taking an innovative approach to use its own surplus sites to develop more affordable general needs housing that includes homes where nomination rights will be specifically for people with mental health needs support needs.

In addition to the housing shortage, the mental health system is under significant pressure in Surrey. Through its Right Homes, Right Support (RHSRS) Strategy, SCC is actively working to enable people to access the right health and social care at the right time in the right place. The RHSRS Strategy includes a dedicated mental health programme. SCC has identified that Surrey requires approximately 185 to 210 additional units for people with mental health needs by 2030 to meet the projected demand. Consistent with the feedback from people with lived experience, our research has also established that most additional homes required should be self-contained as this type of housing delivers better outcomes.

The existing mental health care and support market in Surrey has been unable to respond to this request for self-contained accommodation, and therefore the Council has committed to meeting this gap by using its own vacant sites to stimulate the market to develop more self-contained services.

This programme will contribute towards two key strategic aims of the requirement for additional housing in Surrey and new mental health supported independent self-contained accommodation.

The Council's Cabinet approved this approach at its Cabinet meeting on 27th May 2025, see link below to the decision.

<https://mycouncil.surreycc.gov.uk/mgAi.aspx?ID=42736>

Contract dates (estimated)

- 1 April 2027 to 31 March 2028
- 1 year

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKJ25 - West Surrey
- UKJ26 - East Surrey

Engagement

Engagement deadline

24 February 2026

Engagement process description

SCC will be hosting a market engagement event on 24.02.2026 from 16.00 to 17.00 via MS Teams, which will set out the Council's ambitions to deliver general needs housing and mental health supported independent living on four council owned sites in Surrey. The Council wants to engage with a wide range of organisations including developers, funders and registered social landlords to understand what interest there is from the market to work in partnership to deliver this strategic ambition.

If you are interested in attending the market engagement event, please express an interest on the Council's e-sourcing portal using the link provided below:

<https://supplierlive.proactisp2p.com/>

Interested parties should search the Council's e-sourcing portal for the following details to locate the market engagement project and register their interest:

Project Name: SCC IC Development of Council Owned Sites for Housing - Market Engagement

Project Reference: RFX1000831

Deadline: Please submit your request to attend the market event by 17:00 on 20.02.2026.

Participation

Particular suitability

Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

1 May 2026

Contracting authority

Surrey County Council

- Public Procurement Organisation Number: PWRH-8974-TNBV

Woodhatch Place, 11 Cockshot Hill

Reigate

RH2 8EF

United Kingdom

Email: ProcurementPMO@eastsussex.gov.uk

Region: UKJ26 - East Surrey

Organisation type: Public authority - sub-central government

