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Planning

Chelmer Waterside Residential Development Opportunity in Chelmsford

Chelmsford City Council

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

Notice identifier: 2025/S 000-014070

Procurement identifier (OCID): ocds-h6vhtk-04fff6 ([view related notices](#))

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Scope

Description

Chelmsford City Council is planning to commence a procurement under the Procurement Act 2023 to appoint a development partner to acquire and develop three strategic sites totalling approximately 15.6 acres which have been allocated for high-density residential, commercial and community offering at Chelmer Waterside. The sites are anticipated to collectively accommodate at least 770 units, with potential for up to 1,000 units. It is expected that 35% of the housing provision will be affordable housing. The contract is mainly for the supply of works with some ancillary real estate services.

The Council is inviting developers to arrange a 1:1 virtual preliminary market engagement discussion with the Council commencing the 14th April 2025 to hear the Council's proposals with respect to the procurement, share responses to the Council's procurement strategy and engage with potential suppliers on optimum residential content and tenure mix; successful affordable housing provision including total no. of units, location and integration; working with a designated housing association to deliver affordable housing; and place making and community building.

The Council is seeking to hold discussions with developers who have acquired and constructed over 200 units on a single site within the last five years, either individually or as part of a consortium. Further details of the PME process can be found below.

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-title/3B48AQJ9MQ>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/3B48AQJ9MQ>

Total value (estimated)

- £300,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 January 2026 to 1 January 2032
- 6 years, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45111000 - Demolition, site preparation and clearance work
- 45210000 - Building construction work

- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 45213316 - Installation works of walkways
- 45221113 - Footbridge construction work
- 45231000 - Construction work for pipelines, communication and power lines
- 45231100 - General construction work for pipelines
- 45233100 - Construction work for highways, roads
- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 71313000 - Environmental engineering consultancy services
- 71315200 - Building consultancy services
- 71421000 - Landscape gardening services

Engagement

Engagement deadline

24 April 2025

Engagement process description

1:1 preliminary market engagement sessions will be held from 14th April 2025 by the Council in partnership with Lambert Smith Hampton. These sessions are open to suppliers who have acquired and constructed over 200 units on a single site within the last five years-either individually or as part of a consortium-and who are interested in learning more about this opportunity at this stage. The Council reserves the right not to invite suppliers who do not meet this requirement to a 1:1 session.

1:1 sessions will be held via MS Teams (link to be provided) and will include a presentation from LSH covering the detail of the scheme and be an opportunity for suppliers to engage and respond to the Developer Engagement questions set out in the Chelmer Waterside Information Pack Pack [(available to access and download here: <https://www.delta-esourcing.com/respond/3B48AQJ9MQ>)] The presentation and questioning will take approximately 45 minutes. Attendees will be able to share feedback during their allocated 1:1 session or provide written responses via email to the following address: asorayapour@lsh.co.uk nparlett@lsh.co.uk wcollomosse@lsh.co.uk with responses required by April 23rd 2025.

To register your interest in arranging a 1:1 session, please contact William Collomosse at wcollomossee@lsh.co.uk (copying in asorayapour@lsh.co.uk). The Council intends to accommodate a maximum of 15 1:1 sessions with interested suppliers, with slots allocated on a first-come, first-served basis.

There is opportunity for an in-person meeting at LSH office (55 Wells Street, London, W1T 3PT) instead of MS Teams. If this is preferred, please make this clear when contacting William Collomosse.

Suppliers which the Council cannot accommodate in a 1:1 session are welcome in any event to respond to the Developer Engagement questions set out in the Chelmer Waterside Information Pack. Responses are required in writing via email to the following addresses by April 16th 2025: asorayapour@lsh.co.uk, nparlett@lsh.co.uk and wcollomosse@lsh.co.uk.

The estimated Gross Development Value (GDV) of the contract is approximately £300,000,000 (Three Hundred Million).

Subject to final confirmation, the tender notice publication will be issued during May 2025

All contact should be made through the email addresses provided above and not through the Delta eSourcing portal. The Delta eSourcing portal has been setup to provide the information pack only. Any contact/information received or uploaded through the portal may not be responded too. If required, please use Delta access code: 3B48AQJ9MQ

Procedure

Special regime

Concession

Contracting authority

Chelmsford City Council

- Public Procurement Organisation Number: PYRZ-1467-WNJW

Civic Centre, Duke Street

Chelmsford

CM1 1JE

United Kingdom

Contact name: Emma Till

Telephone: 01245606606

Email: procurement@chelmsford.gov.uk

Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government