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Planning

PRELIMINARY MARKET ENGAGEMENT - Lexden Gardens (former Essex County Hospital) Phase 3 Development

Essex County Council

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

Notice identifier: 2025/S 000-015635

Procurement identifier (OCID): ocds-h6vhtk-050428

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Scope

Reference

EHDLLP_PL0100

Description

ProContract Project Reference No.: DN771864

Established in 2016, Essex Housing has a wealth of public sector and private sector experience in residential and commercial development. From conception to completion, we have expertise in project managing complex construction projects in a political environment on an end-to-end basis. The team has a live programme of 1,033 homes and community assets across the county, around half of which are for specialist and affordable housing.

Essex County Council is procuring on behalf of Essex Housing, with the resulting contract between Essex Housing and the successful Bidder, to deliver Phase 3 construction works at Lexden Gardens Housing Development site, through an Open Tender Sourcing Procedure.

The proposed works will be the refurbishment, alteration, and extension works to three blocks at the former Essex County Hospital site (in Colchester, Essex), to provide 8nr new homes (6nr flats and 2 nr houses), and the construction of 21nr new build townhouses, including associated external works, drainage, and services.

The purpose of this notice is to assess market interest in the opportunity, and seek feedback through the completion of an online questionnaire. The deadline for questionnaire completion is Monday 5th May 2025.

Total value (estimated)

- £11,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 November 2025 to 31 May 2027
- 1 year, 7 months

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKH3 - Essex

Engagement

Engagement deadline

5 May 2025

Engagement process description

The Market Engagement Information Pack is available on the Proactis ProContract web portal. Interested parties are invited to download and engage with this Preliminary Market Engagement by:

1. Go to: <https://procontract.due-north.com/Opportunities>
2. Search for Essex County Council from the organisation list
3. Search for Project ref: DN771864 or title "EHDLLP_PL0100 - Lexden Gardens (former Essex County Hospital) Phase 3 Development"
4. Select "express interest" in this opportunity
5. Download the Market Engagement Information Pack and complete the attached questionnaire by the deadline date.

The deadline for responses is Monday 5th May 2025.

Important information:

This notice is not a call for competition to procure any works or services and is not published to reduce time limited for the receipt of tenders.

Interested parties will not be prejudiced by any response or (lack) to this notice. Nor shall a response to this notice guarantee an invitation to participate a future procurement

process that Essex County Council may conduct. The Council may at its sole discretion hold further conversations with individual organisations.

Essex County Council is not liable for any costs, fees or expenses incurred by any party responding to this notice or any party who may participate in the market consultation exercise.

Please direct all queries through the ProContract messaging function. Anyone contacting the Council directly via email will be directed to the portal for communications.

A registered supplier account is needed to access information, but registration is free of charge. The Proactis supplier helpdesk (<https://www.proactis.com/uk/support-login/support/>) can help with registration queries. Please direct any technical queries to the helpdesk in the first instance, selecting the Supplier Support option on the home page.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Contracting authority

Essex County Council

- Public Procurement Organisation Number: PWVM-4844-NRQH

County Hall, Market Road

Chelmsford

CM1 1QH

United Kingdom

Email: ProcurementSandA@essex.gov.uk

Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government