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Tender

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

Mid Sussex District Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-015838

Procurement identifier (OCID): ocds-h6vhtk-0613c5 ([view related notices](#))

Published 20 February 2026, 4:35pm

Scope

Reference

MSDC - 038901

Description

The Council are intending to undertake the procurement of a Development Partner to deliver the redevelopment of the Clair Hall site. The redevelopment shall incorporate a new cultural facility on part of the site, alongside redevelopment of the remainder of the site for other uses. The redevelopment (aside from the cultural facility) is anticipated to be a residential-led mixed use development; however, the design and construction will ultimately be a product of the procurement process.

The Council has undertaken a separate procurement to select a Cultural Operator to enter into a concession agreement for the new cultural facility. The Contract Award Notice has been issued.

Preliminary Market Engagement (PME) has been undertaken by the Council's advisers, Montagu Evans, between September 2025 to December 2025, the findings of which have informed this procurement process.

The advisers sought to engage with suppliers to establish market knowledge of and understand 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.

Further detail on the market engagement exercise is set out in the Preliminary Engagement Notice issued by the Council on 02 February 2026 and in the report setting out the approach to and outputs of the preliminary market engagement (as issued via the Council's Portal).

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 will 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
- 71410000 - Urban planning services

Contract locations

- UKJ28 - West Sussex (North East)

Participation

Legal and financial capacity conditions of participation

Legal and financial capacity conditions of participation as set out in the Invitation to Participate.

Technical ability conditions of participation

Technical ability conditions of participation as set out in the Invitation to Participate.

Submission

Submission type

Requests to participate

Deadline for requests to participate

20 March 2026, 12:00pm

Submission address and any special instructions

How to obtain the Procurement Documents

Interested parties should register their interest in the project via the In-Tend website <https://in-tendhost.co.uk/sesharedservices/asp/Tenders/Current>. The Procurement Documents can be accessed when logged into In-Tend by selecting 'View Details' on the relevant advert and clicking the 'Express Interest' tab. Once in the tender, there are five tabs, namely 'Tender', 'ITT - documents', 'Correspondence', 'Clarifications' and 'History'.

Select the 2nd tab (ITT - documents) where you will find useful information under 'Tender Details'. Continue to scroll down to the heading 'Tender Documents Received' where you will be able to view / download the documents. Please download all the documents and read very carefully.

Opting In and Opting Out

Please note you are required to 'Opt In' before you can access the 'My tender Return' to start populating your response.

The 'Opt Out' functionality will also be available throughout the duration of the

procurement process. Opting out will give you the option of declaring you no longer want to receive any further communication in relation to this procurement along with the opportunity of providing comments and feedback for this decision.

You can choose to 'Opt In' at any time during the procurement process if you initially decided to 'Opt Out'.

Further Guidance

In addition, guidance on how to participate in this procurement, download and upload documents / returns and if required, register your company (free of charge) can be found on the In-tend site under the 'Help' or 'Information for Suppliers' buttons.

Receiving Notification Emails

To ensure you receive email alerts and notifications from our system, please add the email domain '@in-tendorganiser.co.uk' to your Safe Senders list.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

22 September 2026

Award criteria

Name	Description	Type
Quality: 45%	Bidders should refer to further detail on the award criteria set out in the draft Invitation to Tender.	Quality
Social Value: 10%	Bidders should refer to further detail on the award criteria set out in the draft Invitation to Tender.	Quality
Legal: 7.5%	Bidders should refer to further detail on the award criteria set out in the draft Invitation to Tender.	Quality
Financial: 37.5%	Bidders should refer to further detail on the award criteria set out in the draft Invitation to Tender.	Price

Weighting description

This procurement is weighted as follows:

Quality: 45%

Financial: 37.5%

Social Value 10%

Legal: 7.5%

Bidders should refer to further detail on the award criteria set out in the draft Invitation to Tender.

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The expected process for the procurement is as set out below, and Bidders should refer to 'Section 2: Participation Process' of the Invitation to Participate and the draft Invitation to Tender (as issued via the Council's Portal) for further detail.

Interested parties are invited to submit a Participation Submission. The Council will evaluate Participation Submissions received in accordance with the participation criteria and methodology set out in 'Section 4: Participation Submission evaluation' of the Invitation to Participate.

Once evaluation of Participation Submissions is complete, subject to there being sufficient Bidders qualifying, the Council's intention is to invite up to three (3) Bidders to tender. If there is a minimal scoring gap between Bidders three (3) and four (4), the Council reserves the right to invite four (4) Bidders to tender.

Following the shortlisting exercise, the Council will formally issue the Invitation to Tender to the selected Bidders (the "Tenderers").

The Council intends to hold a number of meetings with the Tenderers to discuss their emerging proposals before issuing a call for Final Tenders.

Final Tenders received will be evaluated in accordance with the award criteria set out in the draft Invitation to Tender (as issued via the Council's Portal).

Following evaluation, and identification of the most advantageous tender, the Council intends to hold a 'preferred tenderer' stage with the Tenderer who has submitted the most advantageous tender, prior to entry into contract. The purpose of this preferred tenderer

stage is to clarify and confirm commitments made and for limited post tender negotiation.

The Council reserves the right to amend the terms, conditions and/or requirements of the procurement process set out above and set out in the procurement documents, at any stage in the procurement. The Council also reserves the right to, at any time, discontinue the procurement and not enter into any contract.

Please note that the 'contract start date' and 'award decision date' included within this Tender Notice are estimates and may be subject to change.

The Council considered whether the opportunity was suitable for dividing into lots. It was determined that the opportunity was not suitable for dividing on the basis that:

- dividing into lots could increase technical risk to delivery;
- the project requires a single cohesive approach (and multiple developers could undermine this);
- the size / scale of the site does not require multiple developers; and
- it could make the contract disproportionately expensive to manage.

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