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Planning

## **Procurement of a master developer partner for the delivery of the Smedley's Hydro regeneration project.**

Derbyshire County Council

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

Notice identifier: 2026/S 000-018534

Procurement identifier (OCID): ocds-h6vhtk-065fd9

Published 2 March 2026, 2:46pm

### **Scope**

### **Reference**

CST291

### **Description**

The Council is intending to undertake a procurement to find a development partner for the redevelopment of County Hall and the associated grounds, prior to the Council's occupation known as Smedley's Hydropathic Establishment.

The project proposes the conversion of the c.16,750sqm listed South Block of the current Matlock County Hall into a flagship hotel, with events, conference and leisure facilities.

The project also includes delivery of a new cost effective, flexible office building, along with a refurbished space in the Co-op Building on Smedley Street for the Council to occupy in order to retain a presence on site.

The project will be further supported by delivery of new build enabling residential

development and conversion of the c 5,400sqm North Block of County Hall for residential properties, and the South Block will likely be used for the provision of co-working space for the small business and creative sectors.

Applications for outline planning and listed building consents, currently programmed for determination in May 2026, envisage delivery of up to 100 hotel beds, up to 5,000sqm new civic office building, up to 90 new homes, plus workspace and events/leisure space.

The project aims to deliver major economic impact on the town of Matlock and beyond, secure the ongoing presence for the Council, restoration and maximising the value of heritage assets, and a significant boost to the local tourism and visitor economy.

The Council propose to form a master development partnership with a single developer who will have responsibility for the delivery of the whole project. That partner may deliver all aspects of the project directly or introduce sub-developers and sub-contractors to deliver some parts, though retaining overall strategic oversight of the whole.

It should be noted that the 'total value (estimated)' stated below in this notice is the estimated construction value of the site including the development of the co-working space which will be retained by the Council.

### **Total value (estimated)**

- £138,400,000 excluding VAT
- £160,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 1 January 2027 to 31 December 2037
- 11 years

### **Main procurement category**

Works

### **CPV classifications**

- 45000000 - Construction work
- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

### **Contract locations**

- UKF1 - Derbyshire and Nottinghamshire

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## **Engagement**

### **Engagement deadline**

16 January 2026

The engagement was carried out before this notice was published.

### **Engagement process description**

Between August 2025 and January 2026, the Council's advisers, Montagu Evans, undertook a market engagement exercise.

The advisers engaged with suppliers to understand the level of interest in the development of the current Council site, alongside identifying suppliers able to meet the requirements of the contracting authority. The engagement exercise also sought suppliers' views on appropriate approaches to structuring the project contractually, commercially and in terms of procurement.

A report setting out the approach to and outputs of the preliminary market engagement is available, please email [Stuart.Etchells@derbyshire.gov.uk](mailto:Stuart.Etchells@derbyshire.gov.uk)

The Council's advisors took steps to ensure that suppliers involved in the exercise are not put at an unfair advantage in any competition in relation to a contract award to be carried out. Steps will continue to be taken in this regard.

This PME notice is not a call for competition. It is the Council's intention to publish a tender notice on or about March 2026.

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## **Contracting authority**

### **Derbyshire County Council**

- Public Procurement Organisation Number: PWZQ-2162-JJQL

County Hall

Matlock

DE4 3AG

United Kingdom

Contact name: Stuart Etchells

Email: [Countyprocurementcompliance.team@derbyshire.gov.uk](mailto:Countyprocurementcompliance.team@derbyshire.gov.uk)

Region: UKF13 - South and West Derbyshire

Organisation type: Public authority - sub-central government