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Award

WDC Polegate and Willingdon Medical Centre - Main Contractor (ESPH692)

Wealden District Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-019248

Procurement identifier (OCID): ocds-h6vhtk-059ffb ([view related notices](#))

Published 3 March 2026, 11:22pm

Scope

Description

Wealden District Council are seeking to appoint a suitable qualified and experienced main contractor for delivery of a new medical centre in Polegate and Willingdon to increase primary care infrastructure in the area. This is to be located at the new Hindsland residential development at Eastbourne Road, Lower Willingdon, BN20 9NU.

The proposed medical centre was proposed as part of the planning application for the wider Hindsland residential development to provide a new, state-of-the-art primary care centre which would enable two existing Polegate GP practices - Downlands and Manor Park - to co-locate.

The proposed medical facility will consolidate the undersized and outdated Downlands and Manor Park GP practices into a new primary care facility. The objective is to meet modern NHS standards for primary care provision, support the growing demand, both in terms of quality and volume, for medical services and enhance patient care by enabling increased capacity, accessibility and operational efficiency.

The building will be approximately 2003m² GIA and three storeys high, fully accessible, and offering a large car park for patients and staff along with ambulance bay and utility

vehicles.

The centre will also be delivered to BREAM excellent standard. Features will include low carbon materials, solar panels and air source heat pumps for hot water, heating and cooling.

Initially, the successful tenderer will be appointed under a Pre-Construction Services Agreement (PCSA). This agreement will enable the contractor to work collaboratively with the client team during the pre-construction phase.

Subject to satisfactory performance under the PCSA and agreement on key terms (including price, programme, and risk allocation), the contractor may then be formally appointed under a construction contract to deliver the works. The form of contract will be JCT Design and Build 2016.

A planned procurement notice has not been completed as the contracting authority does not wish to reduce the timescales of this tender.

Contract 1

Supplier

- [Neilcott Construction Limited](#)

Contract value

- £10,118,042.15 excluding VAT
- £12,141,650.58 including VAT

Above the relevant threshold

Award decision date

3 March 2026

Date assessment summaries were sent to tenderers

3 March 2026

Standstill period

- End: 12 March 2026
- 8 working days

Earliest date the contract will be signed

17 March 2026

Contract dates (estimated)

- 17 March 2026 to 1 November 2027
- 1 year, 7 months, 16 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

- 71220000 - Architectural design services

Contract locations

- UKJ22 - East Sussex CC
-

Information about tenders

- 3 tenders received
 - 1 tender assessed in the final stage:
 - 0 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
 - 1 supplier awarded contracts
 - 0 suppliers unsuccessful (details included for contracts over £5 million)
-

Submission

Submission type

Requests to participate

Procedure

Procedure type

Competitive flexible procedure

Supplier

Neilcott Construction Limited

- Companies House: 01151561

Excel House, Cray Avenue

Orpington

BR5 3ST

United Kingdom

Email: enquiries@neilcott.co.uk

Region: UKI61 - Bromley

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

Contract 1

Contracting authority

Wealden District Council

- Public Procurement Organisation Number: PXRN-7814-TGXG

Vicarage Lane

Hailsham

BN27 2AX

United Kingdom

Contact name: Stephen Bottomley

Email: esph@wealden.gov.uk

Website: <http://www.wealden.gov.uk/>

Region: UKJ22 - East Sussex CC

Organisation type: Public authority - sub-central government