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Planning

Ebbsfleet Central, Contractor Procurement for Phase 1 Infrastructure Works

Ebbsfleet Development Corporation

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

Notice identifier: 2025/S 000-019547

Procurement identifier (OCID): ocds-h6vhtk-050e4e ([view related notices](#))

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Scope

Reference

EDC_5140

Description

Ebbsfleet Development Corporation (EDC) was established in 2015 to speed up the delivery of up to 15,000 homes and create a 21st-century Garden City in Ebbsfleet, North Kent. As planning authority for the Urban Regeneration Area, as well as landowner for a number of key sites across Ebbsfleet and surrounding communities, a key ambition for the regeneration of the area requires the Corporation to deliver Ebbsfleet Central, the civic and commercial heart of the Garden City scheme, set around Ebbsfleet International Train Station.

As part of this development project, the Corporation is seeking to procure contractor(s) to

complete the infrastructure works for the first phase of the Ebbsfleet Central masterplan.

The scope will include reconfiguration and creation of highways, utilities works, a large multi-storey car park, podium structure to connect to the unfinished bridge over the high speed railway line, station forecourt works, and landscaping over a site of c.25 acres.

The works are proposed to be split between 3 contract opportunities (1. Highways & Utilities; 2. Buildings & Structures; and 3. Landscaping). However, EDC are not ruling out contractors tendering for and being appointed on more than one contract opportunity. EDC reserves the right to amalgamate contracts where one contractor is successful for more than one contract opportunity.

Commercial tool

Establishes a dynamic market

Total value (estimated)

- £150,000,000 excluding VAT
- £180,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 10 April 2026 to 26 July 2029
- Possible extension to 26 October 2029
- 3 years, 6 months, 17 days

Main procurement category

Works

CPV classifications

- 45112700 - Landscaping work
- 45200000 - Works for complete or part construction and civil engineering work

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Engagement

Engagement deadline

23 May 2025

Engagement process description

This is a Preliminary Market Engagement Notice to build capacity among suppliers through awareness raising of the opportunity. Interested suppliers can request details of the opportunity by emailing procurement@ebbsfleetdc.org.uk.

To enhance market understanding, a Market Engagement webinar is being planned for 3rd June 2025 (date to be confirmed). To register attendance at the market engagement webinar please email procurement@ebbsfleetdc.org.uk with details of up to three attendees from your organisation. Details provided should include Name of Organisation, together with the Name, position and email address of up to 3 attendees. Requests to attend the Market Engagement webinar should be received by 23:59 on 23rd May 2025. It is anticipated that invites to the Market Engagement webinar will be issued on 29th May 2025.

Suppliers are requested to confirm their interest in the opportunity by 23:59 on 16th June 2025 by returning the declaration included in the Early Market Engagement information pack.

Suppliers should note that any interest shown at this stage does not constitute a commitment to participate in any future tendering exercise.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

22 July 2025

Contracting authority

Ebbsfleet Development Corporation

- Public Procurement Organisation Number: PWTX-2967-RTRG

The Observatory, Castle Hill Drive

Ebbsfleet

DA10 1EE

United Kingdom

Email: procurement@ebbsfleetdc.org.uk

Region: UKJ43 - Kent Thames Gateway

Organisation type: Public authority - sub-central government