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Contract

Ground Lease in respect of land at Southend Hospital

Mid and South Essex NHS Foundation Trust

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-021412

Procurement identifier (OCID): ocids-h6vhtk-0504b3 ([view related notices](#))

Published 14 May 2025, 3:53pm

Scope

Reference

172MSEFT

Description

The Mid and South Essex NHS Foundation Trust ("MSEFT") has entered into an Option Agreement with Noviniti Dev Co 12 Ltd ("Noviniti") giving Noviniti the right to call for a Ground Lease in respect of land at Southend Hospital ("the Hospital") as the site of a proposed building for intended hospital uses and clinical space including a Day Surgery Unit ("the Potential Development").

The Option Agreement is for an initial period of 39 weeks (subject to extension). MSEFT has had valuation advice and will grant the Ground Lease (which will be for a minimum term of 45 years subject to earlier break rights) ("the Ground Lease") at a premium which reflects market value as advised by independent valuation advice.

The contractual arrangements are structured as a land contract within Schedule 2 paragraph 8 of the Procurement Act 2023 ("the Act") and underlying case law, and as

such an "exempted contract" for the purposes of the Act and the Procurement Regulations 2024.

The contractual arrangements the subject of this Notice were previously the subject of a Contract Award Notice dated 30 April 2025 and prior to that the subject of a Transparency Notice dated 17 April 2025.

Contract 1. Ground Lease in respect of land at Southend Hospital

Supplier

- [NOVINITI LIMITED](#)

Contract value

- £50,000 excluding VAT
- £50,000 including VAT

Below the relevant threshold

Date signed

14 May 2025

Contract dates

- 15 May 2025 to 12 February 2026

- 8 months, 29 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 45215100 - Construction work for buildings relating to health
- 45215140 - Hospital facilities construction work

Contract locations

- UKH31 - Southend-on-Sea

Key performance indicators

Name

not applicable

Procedure

Procedure type

Direct award

Direct award justification

Single supplier - technical reasons

The contractual arrangements are structured as a land contract within Schedule 2 paragraph 8 of the Procurement Act 2023 ("the Act") and underlying case law, and as such an "exempted contract" for the purposes of the Act and the Procurement Regulations 2024.

Supplier

NOVINITI LIMITED

- Public Procurement Organisation Number: PVRL-4598-ZWVM

Unit 2 Newby Stables

Ripon

HG4 5AE

United Kingdom

Email: info@noviniti.co.uk

Website: <http://noviniti.co.uk>

Region: UKE22 - North Yorkshire CC

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

Mid and South Essex NHS Foundation Trust

- NHS Organisation Data Service: RAJ

Basildon University Hospital, Nether Mayne

Basildon

SS16 5NL

United Kingdom

Email: maninder.dulku@attain.co.uk

Website: <https://www.mse.nhs.uk/>

Region: UKH37 - Essex Thames Gateway

Organisation type: Public authority - central government