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Tender

Procurement of a development partner for the redevelopment of the Land East of Sevenoaks High Street, Sevenoaks

Sevenoaks District Council

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

Notice identifier: 2025/S 000-022381

Procurement identifier (OCID): ocids-h6vhtk-04fdcb ([view related notices](#))

Published 16 May 2025, 4:33pm

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Scope

Reference

P1-434

Description

Procurement of a development partner for works and services to deliver the redevelopment of the Land East of Sevenoaks High Street (the “Site”), including reprovision of a leisure centre and construction of residential units.

The Council has identified the opportunity to regenerate the Site. Various feasibility work and other due diligence studies have been undertaken to explore potential redevelopment options for the Site.

The Council's imperative is to re-provide the Sevenoaks leisure centre, improve the public realm (especially to include the link between the High Street and Knole Park) and to inject the town centre with much needed investment to enhance the vitality and vibrance to sustain the market town.

An initial scheme concept design option has been prepared to demonstrate how the Council's requirements could be delivered across the Site, however the Council is looking to Bidders to prepare their own schemes (as set out in the Memorandum of Information issued via the Council's Portal).

In respect of this opportunity, the Council's advisors undertook a comprehensive market engagement exercise during February 2025. They sought to engage with suppliers to establish the level of interest in the development site and the key parameters for undertaking a procurement. To enable market engagement, a brochure was developed and sent out to 11 suppliers who were identified as being a representative group of developers within the marketplace that carry out town centre or other developments with or for public bodies.

Participation in the PME will not influence future supplier selection, nor does it preclude any organisation from participating in the procurement.

The brochure gave details of the opportunity, the contracting authority's vision for the scheme, the illustrative masterplan (dated February 2025), the intended procurement route, and the key questions on which developer feedback was sought. The market engagement also included parties previously consulted by the Council as part of market engagement in 2022 and 2023. The brochure was used to provide overall context and to help facilitate follow-up meetings with interested parties. The responses received (including from meetings held) have informed the authority's requirements, procurement approach, conditions for participation and award criteria, likely suppliers that may be able to supply the services and works, and the intended commercial terms. The PME also established market knowledge of and interest in the opportunity. Steps were taken and will be taken to ensure that suppliers involved in this market engagement are not put at an unfair advantage in any competition in relation to a contract award to be carried out.

A letter setting out the outcomes of the Preliminary Market Engagement is available through the following link:

https://sevenoaksgovuk-my.sharepoint.com/personal/david_lagzdins_sevenoaks_gov_uk/_layouts/15/onedrive.aspx?id=%2Fpersonal%2Fdavid%5Flagzdins%5Fsevenoaks%5Fgov%5Fuk%2FDocuments%2FLEOHS%20Preliminary%20Market%20Engagement&ga=1

Total value (estimated)

- £125,000,000 excluding VAT
- £125,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 31 January 2026 to 31 January 2030
- 4 years, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 70110000 - Development services of real estate
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKJ46 - West Kent

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

Enquiry deadline

13 June 2025, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

20 June 2025, 12:00pm

Submission address and any special instructions

<https://www.mytenders.co.uk/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

15 January 2026

Award criteria

Name	Description	Type	Weighting
Quality	Quality Criteria as per procurement documents	Quality	55.00%
Financial	Financial Criteria as per procurement documents	Cost	35.00%
Legal	Legal Criteria as per procurement documents	Quality	10.00%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

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

Invitation to Participate: Bidders are invited to submit a Participation Submission.

Invitation to Tender: 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 shortlist, the Council will formally issue the Invitation to Tender to the shortlisted Bidders (the "Tenderers").

The Council intends to hold a number of meetings with the Tenderers to discuss their emerging proposals and require the submission of Interim Submissions for the purpose of providing feedback, before issuing a call for Final Tenders. The Council reserves the right to introduce additional meetings or remove meetings throughout the procurement.

The Council reserves the right to vary the process at any stage in the procurement.

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

Documents

Associated tender documents

https://sevenoaksgovuk-my.sharepoint.com/:f/g/personal/david_lagzdins_seven_oaks_gov_uk/ErHVgywsEblAql9ZunMuHXQB8hlh5huC_d6gX4-F8342Qw?e=Byssnd

Procurement Documents

Documents to be provided after the tender notice

In the same manner

Contracting authority

Sevenoaks District Council

- Public Procurement Organisation Number: PQHZ-2571-QXGD

Council Offices

Sevenoaks, Kent

TN13 1HG

United Kingdom

Contact name: David Lagzdins

Email: legal@sevenoaks.gov.uk

Website: <https://www.sevenoaks.gov.uk>

Region: UKJ46 - West Kent

Organisation type: Public authority - sub-central government