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Planning

BHCC - RS - Windlesham Close and Portslade Village Centre

Brighton and Hove City Council

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

Notice identifier: 2025/S 000-035912

Procurement identifier (OCID): ocds-h6vhtk-055577 ([view related notices](#))

Published 27 June 2025, 4:43pm

Scope

Description

Description

Brighton and Hove City Council (The Council) is currently delivering a residential build programme known as the New Homes for Neighbourhoods programme (<https://www.brighton-hove.gov.uk/city-regeneration/new-homes-neighbourhoods/about-new-homes-neighbourhoods>). The Council is seeking to engage with the market regarding the development of two available sites.

The two sites have planning approval for the development of 43 residential units; Windlesham Close (15 units in a single block) and Portslade Village Centre (28 units in 2 separate blocks inclusive of a community space).

For more information, please review the approved planning page for each site respectively:

Windlesham Close

(

[applications/applicationDetails.do?keyVal=S2O7OXDMMQZ00&activeTab=summary](https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?keyVal=S2O7OXDMMQZ00&activeTab=summary))

Portslade Village Centre

(<https://planningapps.brighton-hove.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>)

Following this Preliminary engagement notice it is the Council's intent to approach the market via an open tender process (The Procurement Act 2023) for a single contract to deliver works on both sites. The estimated tender release date is August 2025 with a 12-week tender period and contract award estimated for December 2025.

The council has some external funding deadlines that impact the potential start date and complete works package, it is the council's intent to demolish the Windlesham Close site, leaving level with foundations grubbed out and crushed arisings (6F2) remaining on site available for reuse.

Dependant on the delivery of the proposed timeline the demolition of the Portslade Village Centre site will be held as an optional item for this tender but to ensure funding deadlines are met the council may bring forward demolition, handing over site to the successful contractor in the same form as the Windlesham Close site; leaving level with foundations grubbed out and crushed arisings (6F2) remaining on site available for reuse.

It is the council's intent to deliver the works as a single stage amended JCT 2024 design and build contract on the basis of a fixed price.

Contract dates (estimated)

- 8 December 2025 to 6 March 2028
- 2 years, 2 months, 30 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKJ - South East (England)

Engagement

Engagement deadline

18 July 2025

Engagement process description

The Council is seeking expressions of interest from contractors to gauge the level of interest from the market and receive any feedback regarding the proposed route to market, timeline and complications they foresee.

Responses should be returned to the Council's procurement officer by email on Robert.sullivan@brighton-hove.gov.uk no later than the 18th of July 2025. They should include:

Name of Organisation

Head Office Address

Key contact name

Key contact email address

Key Contact Phone Number

Comments on the proposed process

Comments on the proposed timeline

Comments on any complications they foresee

Any other insights or feedback they deem relevant

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

4 August 2025

Contracting authority

Brighton and Hove City Council

- Public Procurement Organisation Number: PNNH-3312-CQGT

Hove Town Hall, Norton Road

Hove

BN3 3BQ

United Kingdom

Email: robert.sullivan@brighton-hove.gov.uk

Region: UKJ21 - Brighton and Hove

Organisation type: Public authority - sub-central government