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Planning

## Soft Market Testing - Coppins

Essex County Council

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

Notice identifier: 2025/S 000-036645

Procurement identifier (OCID): ocds-h6vhtk-055745

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## Scope

## Reference

Soft Market Testing - Coppins

## Description

We recognise that the design of extra care accommodation has evolved significantly in recent years. Essex County Council (ECC) is preparing to launch a competitive tender to identify a suitable Developer-Landlord to develop Coppins Court in Clacton-on-Sea.

In preparation for this , we are keen to engage with experienced Developer-Landlords in the sector to discuss how evolving design standards may influence the scheme's development. Coppins Court was originally designed in 2016, and full planning permission was granted in 2017. ECC have undertaken the necessary material operations and satisfied the required pre-commencement conditions to ensure that the planning permission remains valid.

The approved designs for Coppins Court were based upon the 2016 Extra Care Design Guide. However, ECC updated the design guide in 2023 to reflect current best practice. Any redesign of the proposed scheme would need to be in line with the Extra Care Design Guide 2023 which can be found here:

<https://www.essexproviderhub.org/media/hetbmbej/ecc-extra-care-design-guide-2023-accessible.pdf>

### **Contract dates (estimated)**

- 25 November 2025 to 1 February 2028
- 2 years, 2 months, 7 days

### **Main procurement category**

Works

### **CPV classifications**

- 45400000 - Building completion work

### **Contract locations**

- UKH3 - Essex

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## **Engagement**

### **Engagement deadline**

16 July 2025

## **Engagement process description**

Please complete the questionnaire on Procontract and provide contact details if you consent to The Independent Living Team at Essex County Council arranging virtual meetings via Microsoft Teams. The deadline for answering the questionnaire is 16/07/2025

Project information on Procontract: DN779588

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## **Participation**

### **Particular suitability**

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

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## **Submission**

### **Publication date of tender notice (estimated)**

16 July 2025

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## **Contracting authority**

## **Essex County Council**

- Public Procurement Organisation Number: PWVM-4844-NRQH

County Hall, Market Road

Chelmsford

CM1 1QH

United Kingdom

Email: [joanna.smith@essex.gov.uk](mailto:joanna.smith@essex.gov.uk)

Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government