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Planning

BHCC - RS - LPS Programme

Brighton and Hove City Council

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

Notice identifier: 2025/S 000-043113

Procurement identifier (OCID): ocds-h6vhtk-05663b ([view related notices](#))

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Scope

Description

Brighton and Hove City Council (The Council) currently owns 8 high rise residential buildings which have been constructed using large panel systems (LPS). These buildings have been surveyed and do not meet the standards required under the building safety act 2022 and represent a significant risk of collapse in the event of fire or explosion.

The eight council blocks are split across 3 distinct sites and are:

- Dudeney Lodge and Nettleton Court in Hollingdean
- Falcon Court, Heron Court, Kestrel Court, Kingfisher Court and Swallow Court in North Whitehawk
- St James House in Kemptown

On the 17th of July the council's cabinet agreed in principle to the approach of demolition and redevelopment of the existing sites.

The purpose of this preliminary market engagement notice is to engage with interested construction consultants across relevant disciplines and contractors to determine the most efficient approach both to the market but also in delivery excellence

Following this Preliminary engagement, it is the Councils intent to approach the market for a range of consultants via a compliant route that will depend on the feedback we have received.

This will include but not be limited to consultants covering the roles of; employers' agent, Quantity surveyor / cost consultant, Principal Designer, M&E specialist and structural specialists. The estimated consultants tender release date is planned for Mid-October 2025, closing at the end of November 2025.

Contractor tenders will follow and consideration dependant on feedback may result in the inclusion of early contractor involvement to ensure delivery.

The Council is committed to delivering the most suitable developments through co-production with residents and the wider community. This will involve a wide array of stakeholders including current residents, future residents and the wider community. Consultancy and contractor partners will be asked to join the council in engaging with residents and communities throughout the process. This approach will foster trust and confidence, ensuring that the outcomes are genuinely people-centred and collaborative.

It is the council's intent to deliver the consultancy services through a long form services contract on the basis of a fixed price with interim payments based on the programme.

It is the council's intent to deliver the works through a minimum of 3 construction contracts (by sites) as two stage amended JCT 2024 design and build contracts.

For more detailed information please see the Councils cabinet paper:

<https://democracy.brighton-hove.gov.uk/documents/s209043/Large> Panel System Blocks - Cabinet Paper.pdf

Contract dates (estimated)

- 8 December 2025 to 10 July 2028
- 2 years, 7 months, 3 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKJ - South East (England)

Engagement

Engagement deadline

5 September 2025

Engagement process description

The Council is seeking responses from interested consultants and contractors using the attached questionnaire no later than the 5th of September and attendance at planned engagement events.

The planned engagement dates are:

Consultants:

22nd and 29th of September

Contractors:

26th of September and the 3rd of October

These sessions will be held in Hove at the councils Offices: Hove Town Hall, Norton Road, Hove, BN3 3BQ.

To request a copy of the council's engagement questionnaire please email:
Robert.sullivan@brighton-hove.gov.uk

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: Completed Questionnaire

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

13 October 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

Contact name: Robert Sullivan

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

Region: UKJ21 - Brighton and Hove

Organisation type: Public authority - sub-central government