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Pipeline

## **Lexden Gardens (former Essex County Hospital) Phase 3 Development**

Essex County Council

UK1: Pipeline notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-044074

Procurement identifier (OCID): ocds-h6vhtk-050428 ([view related notices](#))

Published 30 July 2025, 9:01am

### **Changes to notice**

This notice has been edited. The [previous version](#) is still available.

Contact email address has changed & proposed tender publication date has been amended. All other details remain the same.

### **Scope**

### **Reference**

EHDLLP\_PL0100

**Description**

Established in 2016, Essex Housing has a wealth of public sector and private sector experience in residential and commercial development. From conception to completion, we have expertise in project managing complex construction projects in a political environment on an end-to-end basis. The team has a live programme of 1,033 homes and community assets across the county, around half of which are for specialist and affordable housing.

Essex County Council is procuring on behalf of Essex Housing, with the resulting contract between Essex Housing and the successful Bidder, to deliver Phase 3 construction works at Lexden Gardens Housing Development site, through an Open Tender Sourcing Procedure.

The proposed works will be the refurbishment, alteration, and extension works to three blocks at the former Essex County Hospital site (in Colchester, Essex), to provide 8nr new homes (6nr flats and 2 nr houses), and the construction of 21nr new build townhouses, including associated external works, drainage, and services.

**Total value (estimated)**

- £11,000,000 including VAT

**Contract dates (estimated)**

- 1 November 2025 to 31 May 2027
- 1 year, 7 months

**Main category**

Works

## **CPV classifications**

- 45000000 - Construction work

## **Contract locations**

- UKH3 - Essex

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

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

26 August 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: [natasha.i-goldsmith2@essex.gov.uk](mailto:natasha.i-goldsmith2@essex.gov.uk)

Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government