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Planning

South Norfolk Council - Hethersett Medical Centre development

South Norfolk Council

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

Notice identifier: 2025/S 000-044151

Procurement identifier (OCID): ocds-h6vhtk-0568c2

Published 30 July 2025, 11:03am

Scope

Reference

2544-PPT-O

Description

South Norfolk Council (SNC), working with the Norfolk and Waveney Integrated Care Board (ICB), is committed to delivering a new GP surgery (referred to here as the proposed Hethersett Medical Centre) in the village of Hethersett, to enable the relocation and expansion of an existing GP surgery, The Humbleyard Practice (THP), to meet current and future demand generated by significant housing delivery and population growth in the local area.

SNC has secured a position to acquire a serviced land parcel via s106 and has capital allocated to enable funding and delivery.

SNC, working with its partners (ICB & THP), has undertaken initial work to scope the project and establish its potential feasibility and viability.

Whilst direct delivery by SNC remains an option, SNC also recognises the potential benefits of partnering with a specialist third party developer and/or investor to unlock delivery and effectively manage cost, quality, programme and risk.

SNC further acknowledges the range of potential approaches to structuring third party delivery, funding and exit given the unique circumstances of the opportunity, project objectives and key partners.

The purpose of this Pre-Market Engagement (PME) is therefore to:

- Introduce the scope of the potential project opportunity to identify potential suppliers and build capacity in relation to the contract
- To outline SNC's current preferred approach to funding, third party delivery and exit so as to develop its requirements and approach to procurement
- To provide the opportunity for potential developers and/or investors to provide feedback - confidentially - on the project, SNC's preferred approach, and identify likely contractual terms, including an opportunity to meet.

Recognising potential commercial and stakeholder sensitivities around the project, SNC require any potential PME participants to sign a Non Disclosure Agreement prior to the release of a detailed briefing pack and background information appendices for review.

Contract dates (estimated)

- 2 February 2026 to 11 May 2028
- 2 years, 3 months, 10 days

Main procurement category

Works

CPV classifications

- 45215130 - Clinic construction work

- 45000000 - Construction work
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 71541000 - Construction project management services
- 71310000 - Consultative engineering and construction services
- 71242000 - Project and design preparation, estimation of costs
- 71240000 - Architectural, engineering and planning services
- 45215120 - Special medical building construction work

Contract locations

- UKH17 - Breckland and South Norfolk

Engagement

Engagement deadline

16 August 2025

Engagement process description

South Norfolk Council, (SNC), is inviting contractors interested in the opportunity to deliver the Hethersett Medical Centre to participate in Preliminary Market Engagement.

It is intended to procure the contract through the Competitive Flexible Procedure subject to the Procurement Act 2023 and Procurement Regulations 2024.

SNC invites contractors who would like to participate in the market engagement to express their interest by emailing procurement@eastsuffolk.gov.uk. You can also register on In-tend for free in advance of the tender being published free of charge, via the link

provided in this notice: <https://in-tendhost.co.uk/eastsuffolk>

Recognising potential commercial and stakeholder sensitivities around the project, SNC require any potential PME participants to sign a Non Disclosure Agreement prior to the release of a detailed briefing pack and background information appendices for review.

Please contact Procurement@eastsuffolk.gov.uk to express an interest in the project and request the detailed briefing pack and additional appendices. An NDA will be sent out to suppliers to complete - once this has been signed, then the additional briefing pack and additional appendices will be released to the supplier.

Suppliers may submit any questions or queries regarding the matters described in this presentation or the project generally via In-tend, or if that is not possible, contact procurement@eastsuffolk.gov.uk.

Please note that suppliers will have the opportunity to attend a 1:1 meeting with SNC via MS Teams to discuss this opportunity between 16 August - 5 September 2025. Please notify East Suffolk Council to confirm your attendance by contacting procurement@eastsuffolk.gov.uk and a confirmed meeting date and time, along with details for the MS Teams call, will be sent out to suppliers thereafter. The deadline to request a meeting is: Friday 15 August 2025 at 12pm. (Please note that the questions on the Questions for Developers page of the briefing pack will form the basis for this meeting).

Developers are welcome to also ask questions of SNC regarding this opportunity. Please note that SNC ask suppliers to identify any confidential feedback in response to these questions as SNC feedback in response to developer questions will be shared with all parties.

SNC request each party submits a response to this Preliminary Market Engagement, regardless of whether any clarifications are being submitted, stating whether you intend to participate in the Initial Tender Stage of this procurement.

Following the conclusion of the PME exercise - and assuming sufficient expressions of interest - SNC will incorporate feedback received into the proposed formal ITT process likely to commence on or around the 15th September 2025.

Submission

Publication date of tender notice (estimated)

16 September 2025

Contracting authority

South Norfolk Council

- Public Procurement Organisation Number: PBCV-2189-QCZG

The Horizon Centre, Peachman Way, Broadland Business Park

Norwich

NR7 0WF

United Kingdom

Contact name: Richard Hill

Email: procurement@eastssuffolk.gov.uk

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

Region: UKH15 - Norwich and East Norfolk

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

East Suffolk Council

Summary of their role in this procurement: Procurement Lead

- Public Procurement Organisation Number: PLPP-1174-BHLX

Riverside, 4 Canning Road

Lowestoft

NR33 0EQ

United Kingdom

Contact name: Richard Hill

Email: procurement@eastsuffolk.gov.uk

Region: UKH14 - Suffolk

Contact organisation

Contact [East Suffolk Council](#) for any enquiries.