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Planning

ED0390-25 - Cranbrook Leisure, Health and Wellbeing Campus

East Devon District Council

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

Notice identifier: 2025/S 000-044427

Procurement identifier (OCID): ocds-h6vhtk-056971 ([view related notices](#))

Published 30 July 2025, 4:07pm

Scope

Reference

ED0390-25

Description

Cranbrook is located to the East of Exeter, in close proximity to Exeter Airport has already seen rapid development, with 1,800 new homes built and occupied, two schools for more than 1,400 pupils completed, a railway station and neighbourhood centre together with country park completed by the end of 2019. The Cranbrook Development Plan Document allocates land for around 6,500 additional homes and 18,000 or more residents.

In addition, the Second New Community proposed within East Devon is located within the Cranbrook Leisure catchment area and proposes up to 10,000 new homes.

In October 2024 East Devon District Councils (EDDC) Strategic Planning Committee endorsed a masterplan for Cranbrook town centre. The masterplan sets out where the main uses will be located and high-level principles for the form and feel of Cranbrook town

centre. This masterplan identifies a site for the Leisure and Health and Wellbeing Centre at the southern end of the town centre, north of Badger Way.

The chosen site seeks to locate the leisure facility adjacent to the health and wellbeing centre, with the facilities connected by Public Realm. The site allocated for the Leisure, Health and Wellbeing Facilities is located at the southern end of Cranbrook town centre, north of Badger Way. The site is large enough to accommodate a leisure centre with swimming pool (including Learner Pool), 100 station gym, 2 studios, 1 spin studio, soft play and cafe. It will not, however, include a 4-court sports hall.

A Feasibility Study for the Leisure Centre and Library, Youth and Family Hub is being led by East Devon District Council and is due to complete in the Autumn. A similar Feasibility for a Neighbourhood Health Centre is being led by the NHS and working to a similar timeframe.

Total value (estimated)

- £2,300,000 excluding VAT
- £2,760,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 24 November 2025 to 1 March 2030
- 4 years, 3 months, 8 days

Main procurement category

Services

CPV classifications

- 71200000 - Architectural and related services

Contract locations

- UKK4 - Devon

Engagement

Engagement deadline

12 August 2025

Engagement process description

The Authority initially seeks to contract with an Architectural Led Multi-Disciplinary Design Team to lead the design of the Leisure Centre, Library, Youth and Family Hub through RIBA Stages 2 and 3 to allow the submission of a Detailed Planning Application and the procurement of a Building Contractor.

The approach to the delivery of the design for the Neighbourhood Health Centre for the NHS is yet to be finalised, however, the Authority is also looking to secure a tender for the delivery of this facility in line with the requirements set out for the Leisure Centre.

The Authority will also look to secure fees for RIBA Stages 4 – 7 inclusive, providing for both Novation Fees and Technical Advisor Support. The requirement for these two additional services will be determined at a future stage.

If your organisation would like to participate in this preliminary market engagement exercise, please attend a virtual meeting via Microsoft Teams on 14th August 2025 at 15:00.

To register your attendance to this preliminary market engagement, please express your interest on the Supplying the South West Procurement Portal and complete the form and return.

The meeting will be recorded. If you are unable to attend and wish to receive a copy of the recording, please also confirm this via the attached form, also to be submitted through the Supplying the South West Portal (Supplying the South West Portal) before 12th August 2025.

Interested parties will not be prejudiced by any response or failure to respond to this preliminary market engagement exercise and a response to this notice does not guarantee any invitation to participate in any future public procurement process that the Authority may conduct.

This notice does not constitute a call for competition to procure any services for the Authority and the Authority is not bound to accept any proposals offered.

The Authority is not liable for any costs, fees or expenses incurred by any party participating in the preliminary market engagement / sounding exercise.

Any procurement of any services by the Authority in due course will be carried out strictly in accordance with the provisions of the Procurement Act 2023.

Any responses provided will not be treated as commercially confidential and may be used by the Authority in the final service specifications used for the contract.

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

8 September 2025

Contracting authority

East Devon District Council

- Public Procurement Organisation Number: PLPC-3866-LXMN

East Devon District Council

Honiton

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Contact name: Rachel Papworth

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Region: UKK43 - Devon CC

Organisation type: Public authority - sub-central government