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Tender

BHCC - RS - Windlesham House and Portslade Village Centre Residential Redevelopment

Brighton and Hove City Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-045637

Procurement identifier (OCID): ocds-h6vhtk-055577 ([view related notices](#))

Published 4 August 2025, 1:03pm

Scope

Reference

BHCC - 038594

Description

2.1.1 The Council is sharing this Invitation to Tender to obtain professional, properly defined and priced propositions for the provision of a single stage design and build contract to redevelop the Windlesham House and Portslade Village Centre sites into new residential units and a community space.

2.1.2 The two sites have planning approval for the development of 43 residential units;

Windlesham Close (15 units in a single block) and Portslade Village Centre (28 units in 2 separate blocks inclusive of a community space).

2.1.3 This tender will contain three stages: Stage 1: conditions of Participation and quality evaluation. Stage 2: Pricing response and VE schedule. Stage 3: Value Engineering.

Total value (estimated)

- £17,000,000 excluding VAT
- £20,400,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 March 2026 to 31 March 2028
- 2 years, 30 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKJ - South East (England)

Lot constraints

Maximum number of lots a supplier can bid for: 1

Maximum number of lots a supplier can be awarded: 1

Description of how multiple lots may be awarded:

Both lots will be appointed to a single contractor.

Lot 1. Windlesham House

Description

Brighton and Hove City Council (The Council) is currently delivering a residential build programme known as the New Homes for Neighbourhoods programme

([https://www.brighton-hove.gov.uk/city-regeneration/new-homes-neighbourhoods/aboutnew-](https://www.brighton-hove.gov.uk/city-regeneration/new-homes-neighbourhoods/aboutnew-homes-neighbourhoods)

homes-neighbourhoods). The Council is seeking to engage with the market regarding the development of two available sites.

The two sites have planning approval for the development of 43 residential units;

Windlesham Close (15 units in a single block) and Portslade Village Centre (28 units in 2 separate blocks inclusive of a community space).

For more information, please review the approved planning page for each site respectively:

Windlesham Close

(<https://planningapps.brighton-hove.gov.uk/onlineapplications/>

applicationDetails.do?keyVal=S2O7OXDMMQZ00&activeTab=summary)

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Portslade Village Centre

Description

Brighton and Hove City Council (The Council) is currently delivering a residential build programme known as the New Homes for Neighbourhoods programme

([https://www.brighton-hove.gov.uk/city-regeneration/new-homes-neighbourhoods/aboutnew-](https://www.brighton-hove.gov.uk/city-regeneration/new-homes-neighbourhoods/aboutnew-homes-neighbourhoods/)

homes-neighbourhoods). The Council is seeking to engage with the market regarding the development of two available sites.

The two sites have planning approval for the development of 43 residential units;

Windlesham Close (15 units in a single block) and Portslade Village Centre (28 units in 2 separate blocks inclusive of a community space).

For more information, please review the approved planning page for each site respectively:

Portslade Village Centre

(<https://planningapps.brighton-hove.gov.uk/onlineapplications/simpleSearchResults.do?action=firstPage>)

Lot value (estimated)

- £13,000,000 excluding VAT
- £15,600,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Submission

Enquiry deadline

18 August 2025, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

1 September 2025, 11:59pm

Submission address and any special instructions

submission made via the SE shared services portal:

<https://in-tendhost.co.uk/sesharedservices/asp/Tenders/Current>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. Windlesham House

5 suppliers

Selection criteria:

As described in the ITT.

Lot 2. Portslade Village Centre

5 suppliers

Selection criteria:

As described in the ITT

Award decision date (estimated)

6 January 2026

Award criteria

Name	Description	Type	Weighting
As per the ITT	Stage 1: 100% Quality Stage 2: 100% Price Stage 3: 100% Price (to be refined at the release of stage 2)	Quality	100%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure**Procedure type**

Competitive flexible procedure

Competitive flexible procedure description

5.6.4 Stage 1 will determine a shortlist of a maximum of 5 bidders (PSQ and Quality only)

5.6.5 Stage 2 will determine a shortlist of a maximum of 3 bidders (Price only)

5.6.6 Stage 3 will determine the winning bidder (Negotiated Price only)

Documents

Associated tender documents

<https://in-tendhost.co.uk/sesharedservices.aspx/Tenders/Current>

Create a valid supplier account.

Duplicate accounts will not be accepted.

Search for the procurement title on the tenders page.

For support please contact the SE shared service support.

Contracting authority

Brighton and Hove City Council

- Public Procurement Organisation Number: PNNH-3312-CQGT

Hove Town Hall, Norton Road

Hove

BN3 3BQ

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Contact name: Robert Sullivan

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Region: UKJ21 - Brighton and Hove

Organisation type: Public authority - sub-central government