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Planning

Laing Easiform Homes Redevelopment

Exeter City Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-049933

Procurement identifier (OCID): ocids-h6vhtk-056251

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Scope

Reference

PR102025

Description

Laing Easiform homes are a form of non-traditional construction built from the 1920s to 1970s using in-situ poured concrete walls within reusable steel formwork. While not designated as defective under the Housing Defects Act 1984, some dwellings have reached the end of their economic life due to structural deterioration and corrosion of embedded reinforcement. As part of Exeter City Council's wider regeneration and housing quality improvement programmes, a number of Laing Easiform homes were earmarked for reconstruction in 2015. Several homes have since been demolished and rebuilt; however, a number of properties are incomplete following insolvency of the original contractor, resulting in yet to be commenced and part-built structures that have stood dormant for some time. Following a review of options, the current intention is to demolish

these partially constructed dwellings. In some cases, this will involve the rebuilding of only one side of a semi-detached pair, where the adjoining dwelling remains occupied and under separate freehold. Exeter City Council is now preparing to re-engage the market to deliver the remainder of the homes, ensuring that the design, construction approach, and delivery model are appropriate to the complexity of the site and the various stages of progress across each of the properties.

Total value (estimated)

- £1,500,000 excluding VAT
- £1,800,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 5 January 2026 to 31 July 2026
- 6 months, 27 days

Options

The right to additional purchases while the contract is valid.

The Authority currently has confirmed funding for the initial contract term only. At this stage, there is no guarantee of further funding beyond this contract.

However, if additional funding becomes available in future, the Authority reserves the right to award a new contract directly under Section 41 of the Public Procurement Act 2023 (PA2023), where the relevant conditions are met - including where additional services are similar to those provided under this contract, and the supplier has performed satisfactorily.

This clause does not constitute a commitment to future funding or a binding obligation to proceed with any such direct award.

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKK4 - Devon

Participation

This procurement is reserved for

UK suppliers

Submission

Publication date of tender notice (estimated)

6 October 2025

Enquiry deadline

14 November 2025, 12:00pm

Tender submission deadline

24 November 2025, 12:00pm

Submission address and any special instructions

www.advantageswtenders.co.uk

All procurement documents related to this tendering exercise will be made available exclusively through our e-tendering portal. Registration on the portal is free of charge and mandatory for access to the documents. Interested parties must use the portal to:

- View and download tender documents
- Submit their responses
- Raise any clarification questions

Please note that all communications regarding this tender must be conducted solely through the e-tendering portal. Any communication outside of this platform is not permitted.

Tenders may be submitted electronically

Yes

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<http://www.advantageswtenders.co.uk>

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Contracting authority

Exeter City Council

- Public Procurement Organisation Number: PCHX-3846-DMNW

Civic Centre

Exeter

EX1 1JN

United Kingdom

Contact name: Sarah Hambleton

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Website: <https://exeter.gov.uk/>

Region: UKK43 - Devon CC

Organisation type: Public authority - sub-central government