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Tender

Chelmer Waterside Residential Development Scheme in Chelmsford

Chelmsford City Council

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

Notice identifier: 2025/S 000-050668

Procurement identifier (OCID): ocds-h6vhtk-04fff6

Published 21 August 2025, 7:05pm

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Scope

Reference

CCC/2025/WATERSIDE

Description

Chelmsford City Council ("the Council") is seeking to award a development opportunity to invest in and deliver a residential-led mixed use scheme integrating new homes, ancillary leisure & commercial spaces, community facilities with vibrant public realm spaces taking full advantage of the water frontage.

The site known as Chelmer Waterside comprises approximately 6.33 hectares (15.63 acres) and is formed on three land parcels at a prominent city centre location.

The site is estimated to be capable of accommodating a development in the region of 770 to 1,000 new homes and the development outputs are expected to be delivered in

phases.

The Council requires that 35% of the total number of houses delivered across the site to be affordable homes.

The Council may require the developer to offer rights of first refusal (or similar options) to acquire the affordable housing to CHP as the Council's nominated housing association purchaser.

The scheme will also involve demolition works, land decontamination remediation works at a former gasworks site, delivering a car parking solution, promoting and selling developed assets as well as securing the implementation of an estate management strategy agreed with the Council.

The developer will be required to deliver a comprehensive skills and training programme as part of the Council's social value requirements for this project.

The estimated development value of the scheme is between £200 to £250 million. However, potential returns will depend on many commercial factors including (but not limited to) the performance of the developer and market conditions. Bidders should seek independent legal and commercial advice in relation to the development potential of the site and the potential value of the opportunity.

This tender notice is for the award of a public contract through a competitive flexible procedure in accordance with section 20(1) and (2)(b) of the Procurement Act 2023.

The development agreement is a concession contract with the delivery of works as its primary subject matter. The range of other works and services that will or may be required are indicated by the CPV codes below.

The competitive flexible procedure may include negotiation at any stage.

The Council reserves the right to rely on Section 24 of the Procurement Act 2023 to refine award criteria.

The Council intends to shortlist up to 3 suppliers with the highest scoring Procurement Specific Questionnaire ("PSQ") responses to participate in the tender stages of the competitive flexible procedure. The 3 shortlisted suppliers will be invited to participate in the dialogue and negotiation phase and then submit final tenders. The supplier with the most advantageous tender will be invited to participate in the preferred bidder stage to confirm commitments in its tender.

The Council will use an online portal at <https://www.delta-esourcing.com/respond/4FX69D524H> ("the Portal") to make associated tender documents

available to suppliers.

Suppliers requesting to participate in this procurement competition are also required to submit their completed PSQs through the Portal.

The following associated tender documents are being provided with the publication of this tender notice to provide further information about the procurement and are available on the Portal:

Tender Notice

- Procurement Specific Questionnaire ("PSQ")
- Invitation to Submit Draft Solutions ("ISDS")
- Memorandum of Information ("MOI")
- Heads of Terms ("HoTs")
- Financial Model

-Redline Plan

The following associated tender documents will be made available later through the Portal to bidders shortlisted to participate in the tender stages of this competitive flexible procedure:

- Information regarding CHP
- Development Agreement Terms
- Funding arrangements with Homes England
- Invitation to Submit Final Tenders ("ISFT")
- Selected reports and information relating to the site will also be made available later through the Portal to bidders shortlisted to participate in the tender stages of this competitive flexible procedure.

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=973428178>

Total value (estimated)

- £250,000,000 excluding VAT
- £250,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 9 February 2026 to 1 January 2032
- 5 years, 10 months, 21 days

Main procurement category

Works

CPV classifications

- 31158000 - Chargers
- 31681500 - Rechargers
- 34000000 - Transport equipment and auxiliary products to transportation
- 45000000 - Construction work
- 45111000 - Demolition, site preparation and clearance work
- 45112330 - Site-reclamation work
- 45112340 - Soil-decontamination work
- 45112700 - Landscaping work
- 45210000 - Building construction work

- 45211100 - Construction work for houses
- 45211340 - Multi-dwelling buildings construction work
- 45211341 - Flats construction work
- 45211360 - Urban development construction work
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213100 - Construction work for commercial buildings
- 45213312 - Car park building construction work
- 45213316 - Installation works of walkways
- 45221113 - Footbridge construction work
- 45231000 - Construction work for pipelines, communication and power lines
- 45231100 - General construction work for pipelines
- 45231223 - Gas distribution ancillary work
- 45233100 - Construction work for highways, roads
- 45233161 - Footpath construction work
- 45233162 - Cycle path construction work
- 45233200 - Various surface works
- 45233260 - Pedestrian ways construction work
- 45233293 - Installation of street furniture
- 45233294 - Installation of road signals
- 45233340 - Foundation work for footpaths
- 45246000 - River regulation and flood control works
- 45246100 - River-wall construction
- 45246200 - Riverbank protection works

- 45247100 - Construction work for waterways
- 45261215 - Solar panel roof-covering work
- 45310000 - Electrical installation work
- 51110000 - Installation services of electrical equipment
- 51214000 - Installation services of parking meter equipment
- 65300000 - Electricity distribution and related services
- 70000000 - Real estate services
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70121100 - Building sale services
- 70331000 - Residential property services
- 70332000 - Non-residential property services
- 70332100 - Land management services
- 71200000 - Architectural and related services
- 71247000 - Supervision of building work
- 71313000 - Environmental engineering consultancy services
- 71314300 - Energy-efficiency consultancy services
- 71315200 - Building consultancy services
- 71315300 - Building surveying services
- 71410000 - Urban planning services
- 71420000 - Landscape architectural services
- 71421000 - Landscape gardening services

- 71500000 - Construction-related services
- 73220000 - Development consultancy services
- 90712100 - Urban environmental development planning
- 90715110 - Gasworks site investigation

Contract locations

- UKH36 - Heart of Essex

Participation

Legal and financial capacity conditions of participation

Please see the Procurement Specific Questionnaire ("PSQ") for details of the conditions of participation.

The PSQ is available to download through the Portal.

Suppliers wishing to apply to participate in the competitive flexible procedure must submit a completed PSQ through the Portal by 12 noon on 26 September 2025

Technical ability conditions of participation

Please see the Procurement Specific Questionnaire ("PSQ") for details of the conditions of participation.

The PSQ is available to download through the Portal.

Suppliers wishing to apply to participate in the competitive flexible procedure must submit a completed PSQ through the Portal by 12 noon on 26 September 2025

Submission

Enquiry deadline

12 September 2025, 12:00pm

Submission type

Tenders

Deadline for requests to participate

26 September 2025, 12:00pm

Submission address and any special instructions

<https://www.delta-esourcing.com/respond/4FX69D524H>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

2 February 2026

Award criteria

Name	Type	Weighting
High Level Scheme Concept	Quality	12.5%
Total Financial Offer	Cost	12.5%
Assumptions and Evidence Provided	Cost	12.5%
Achieving Successful Placemaking	Quality	10%
Legal	Quality	10%
Integrating Proposed Uses	Quality	7.5%
Planning Approach	Quality	5%
Delivery Plan and Programme	Quality	5%
Project Management	Quality	5%
Social Value	Quality	5%
Public and Stakeholder Engagement	Quality	5%
Funding Proposal	Cost	5%
Overage Proposal	Cost	5%

Other information

Payment terms

Payment terms (UK4_137): In addition to payments being made within 30 days for valid, undisputed invoices that are not for concession contracts, utilities contracts awarded by private utilities, or contracts awarded by schools. You may also describe the processes for submitting invoices and dealing with disputed invoices:

Description of risks to contract performance

The Council considers that the following are known risks which, if they were to materialise, could prevent the satisfactory performance of the development agreement for the Council and require a subsequent modification to the public contract under paragraph 5 of Schedule 8 to the Procurement Act 2023.

The known risk of hazardous substances, structural issues and ground conditions being discovered at the site could increase costs or lead to a delay in the programme that could potentially require a variation or addition to the works and/or services to satisfactorily perform the development agreement. The severity and impact of such factors may not be known until after the commencement of the development agreement, the completion of surveys or the works are underway.

Chelmsford City Council is subject to the English Devolution White Paper which will lead to local government re-organisation potentially during the term of this contract. This has now moved on to proposals in the English Devolution and Community Empowerment Bill. This risk is defined as a known unknown risk as we do not yet understand the implications of that potential re-organisation.

Applicable trade agreements

- Government Procurement Agreement (GPA)
- Comprehensive and Progressive Agreement for Trans-Pacific Partnership (CPTPP)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Special regime

Concession

Competitive flexible procedure description

The Council intends to shortlist up to 3 suppliers with the highest scoring Procurement Specific Questionnaire ("PSQ") responses to participate in the tender stages of the competitive flexible procedure. The 3 shortlisted suppliers will be invited to participate in the dialogue and negotiation phase and then submit final tenders. The supplier with the most advantageous tender will be invited to participate in the preferred bidder stage to confirm commitments in its tender.

Contracting authority

Chelmsford City Council

- Public Procurement Organisation Number: PYRZ-1467-WNJW

Civic Centre, Duke Street

Chelmsford

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Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government