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Tender

Lexden Gardens (former Essex County Hospital) Phase 3 Development

Essex County Council

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

Notice identifier: 2025/S 000-051152

Procurement identifier (OCID): ocds-h6vhtk-050428 ([view related notices](#))

Published 26 August 2025, 10:22am

Scope

Reference

EHDLLP_PL0100

Description

Established in 2016, Essex Housing LLP has a wealth of public sector and private sector experience in residential and commercial development. From conception to completion, we have expertise in project managing complex construction projects in a political environment on an end-to-end basis. The team has a live programme of 1,033 homes and community assets across the county, around half of which are for specialist and affordable housing.

Essex County Council is procuring on behalf of Essex Housing LLP, for a Principal Contractor to deliver Phase 3 Construction works at Lexden Gardens Housing Development site, through an Open Tender Sourcing Procedure. The resulting contract will sit between Essex Housing LLP and the successful Bidder.

The proposed works will be the refurbishment, alteration, and extension works to three

blocks at the former Essex County Hospital site (Lexden Road, Colchester, Essex, CO3 3NB), to provide 8nr new homes (6nr flats and 2nr houses), and the construction of 21nr new build townhouses, including associated external works, drainage, and services. Furthermore, external façade works to the nurses block on the site will be included in this construction project.

Phase 1 construction works is already underway with an existing incumbent contractor, so some site sharing is envisaged through the contract period.

The construction period is anticipated to take 21 months (which includes a 3-month mobilisation period). The defects period is an additional term; further details are provided in the tender pack.

The project is currently at RIBA stage 4. Opportunities for site visits will be made available to prospective bidders. Please refer to the tender pack, which contains the employers requirements and all other associated documents, for further information.

More information about the Lexden Gardens project is available at:

<https://www.essex.gov.uk/news/2024/new-homes-former-hospital-site-colchester>

Potter Raper Ltd are Essex Housing's nominated Employer's Agent and Principal Designer. They will contract manage the project with Essex Housing and administer the project and JCT Design and Build Works Contract. This includes checking progress and quality of works on site, certifying Practical Completion as appropriate, validating and certifying payments, and monitoring compliance with employer requirements. The successful bidder will be expected to work alongside Essex Housing, Essex County Council and Potter Raper, in the successful delivery of this project.

Total value (estimated)

- £14,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 2 March 2026 to 30 September 2027
- 1 year, 6 months, 30 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKH3 - Essex

Participation

Legal and financial capacity conditions of participation

Selection criteria as detailed in the Tender pack.

Technical ability conditions of participation

Selection criteria as detailed in the Tender pack.

Submission

Enquiry deadline

29 September 2025, 11:59pm

Tender submission deadline

20 October 2025, 12:00pm

Submission address and any special instructions

The Tender Pack is available on the Proactis ProContract web portal. Interested parties are invited to download and engage with this contract opportunity by:

1. Go to: <https://procontract.due-north.com/Opportunities>
2. Search for Essex County Council from the organisation list
3. Search for Project ref: DN771864 or title EHDLLP_PL0100 - Lexden Gardens (former Essex County Hospital) Phase 3 Development
4. Select "express interest" in this opportunity
5. Download the Tender Pack and complete your bid submission by the deadline date (12pm 20th October 2025).

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

19 December 2025

Award criteria

Name	Description	Type	Weighting
ITT Commercial	As detailed in the Tender pack.	Price	70%
ITT Technical	As detailed in the Tender pack.	Quality	25%
ITT Social Value	As detailed in the Tender pack.	Quality	5%

Other information

Payment terms

As detailed in the Tender pack.

Description of risks to contract performance

As detailed in the Tender pack.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Essex County Council

- Public Procurement Organisation Number: PWVM-4844-NRQH

County Hall, Market Road

Chelmsford

CM1 1QH

United Kingdom

Email: natasha.i-goldsmith2@essex.gov.uk

Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government