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Tender

Langstone Coastal Defence Scheme

Havant Borough Council

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

Notice identifier: 2025/S 000-056379

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Published 12 September 2025, 7:05pm

Scope

Description

Havant Borough Council (the council) is seeking a suitably qualified and experienced construction contractor for the construction delivery of a flood and coastal erosion risk management (FCERM) scheme at Langstone, Havant, UK (the scheme).

The scheme covers approximately 1km of coastline in Havant, extending from SU 71655 04962 in the west to SE 7191 0501 in the east. The alignment protects the largest number of properties and critical infrastructure including the A3023 (the only highway access to Hayling Island) and a number of heritage assets. This includes 53 residential and 4 business properties which will be better protected through implementation of this scheme. A further 6 residential properties not currently at risk, but which will become at risk by 2040 due to climate change will also be better protected within the 50-year lifetime of this scheme.

The frontage is popular with locals and visitors due to its unique setting between two harbours, and is an important area for cultural heritage, with six listed buildings and two Conservation Areas. There is a network of footpaths, which also features the historic Wadeway, Solent Way and Hayling Billy Line (which also doubles as a cycle route). There are also two pubs in Langstone (the Royal Oak and the Ship Inn) and the harbours are popular for watersports.

The scheme involves the construction of 1km of new, continuous defences which consist of earth raising, flood embankments, reinforced concrete flood walls, sheet-piled walls, flood glass, flood gates and demountable defences.

The history and development of the scheme can be found at:

<https://coastalpartners.org.uk/project/langstone-coastal-defence-scheme/>.

Delivery of the works will be managed using an NEC4 Engineering and Construction Contract (ECC), utilising Option C - activity schedule with target cost. The contract will be managed by an accredited NEC4 Project Manager and administered using CEMAR software, hosted by the council.

The contract is due to commence on 1st May 2026 and will run for a period of 2.5 years, with completion no later than 1st December 2030.

Following contract commencement, the council will engage the contractor to work collaboratively with the aim of reducing the costs, increasing buildability, mitigating risks, and making the programme more resilient where possible. This stage of Early Contractor Involvement (ECI) is incentivised in clause X22 of the Contract Data.

The NEC4 ECC option C is a target cost contract with a pain/gain share mechanism, whereby any savings (gain) or additional costs (pain) are shared between the council and the contractor. The pain/gain share mechanism is set out in the contract data and is summarised below:

Where the final cost is:

- Less than 80% of the target cost, the Contractor's share is 20%
- Between 80% and 120% of the target cost, the Contractor's share is 50%
- More than 120% of the target cost, the Contractor's share is 100%

The value of the contract is estimated to be in the region of £12million to £14million excluding VAT.

Total value (estimated)

- £16,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 30 December 2030
- 4 years, 7 months, 30 days

Options

The right to additional purchases while the contract is valid.

The council reserves the right (but is not obligated) to award a contract(s) for additional works that may arise within the Coastal Partners area during the contract period, to the winning supplier from this procurement.

The council envisages that such an award may be necessary in the event of emergency repair or replacement works that:

- arise as a result of the scheme itself, for example, the materialisation of a currently unknown risk
- become necessary in the event of emergency repair or replacement works of coastal assess within the Coastal Partners frontage not associated with the scheme, where an immediate response is considered necessary for protecting life and property.

Any contract for additional works will be awarded in accordance with Section 41 and Schedule 5, paragraphs 7-9 of the Procurement Act 2023.

Main procurement category

Works

CPV classifications

- 45243000 - Coastal-defence works

Contract locations

- UKJ35 - South Hampshire
-

Participation

Legal and financial capacity conditions of participation

The conditions of participation for this contract are set out in the Project Specific Questionnaire (PSQ) and Section 3 of the Stage 1 Conditions of Participation document, and are summarised below:

Economic and Financial Standing

- Assessment of financial risk
- Use of a guarantor
- Ability to obtain relevant insurances

Legal capability

- GDPR compliance

The documents are available to download through the council's eProcurement portal at: <https://procontract.due-north.com/Opportunities/Index>

Technical ability conditions of participation

The conditions of participation for this contract are set out in the Project Specific Questionnaire (PSQ) and Section 3 of the Stage 1 Conditions of Participation document, and are summarised below:

Technical ability

- Provision of contract examples

- Sub-contractor management
- Health and safety
- Quality management
- Supply chain payments
- Payment terms for public sector contracts
- Payments for public and private sector contracts
- Carbon reduction plan
- Greenhouse gas emissions
- Net Zero commitment
- Emissions declaration
- Modern slavery statement
- Procuring Steel

The contract examples provided to evidence technical capability will be assessed against the council's minimum experience criteria. These criteria are:

- At least two (2) contracts must demonstrate delivery of coastal defence engineering construction works, that required working in a tidal, foreshore environment, and have an individual contract value of at least £5million.
- At least one (1) contract must evidence a project with a total value of at least £10million in a single contract. This may or may not be a coastal scheme.
- At least one (1) contract demonstrating significant construction works delivered within designated environmentally sensitive areas, including local, national and international designations (for example Special Area of Conservation [SAC], Special Protection Area [SPA], Ramsar Site, Conservation Areas), and where the Supplier can demonstrate that they complied with the environmental constraints for working within these sensitive areas.
- At least one (1) example of delivering upstand reinforced concrete walls with a sheet pile toe, similar in size and scope to the council's requirement.
- At least one (1) contract must evidence the Supplier taking a lead role in engagement

with stakeholders directly impacted by the works.

- At least one (1) contract delivered using the NEC3 or NEC4 Engineering Construction Contract, Option C.

Suppliers that demonstrate this minimum experience within their case studies will achieve a pass, and will then have their contract examples evaluated for added value experience. The council's added value experience requirements are:

- Demonstration of higher levels of minimum experience requirements.
- Examples of experience delivering significant value add or innovation, that helped a project enhance the environment surrounding the construction project, which may include for, but not limited to, examples of carbon management and reduction, and ecological enhancements
- Examples of working successfully within highly constrained tidal sites, similar to constraints of the council's scheme (i.e. narrow, linear site with limited access/ passing points)
- Examples where the Supplier has successfully achieved either 'Excellent' in Considerate Constructors Scheme audits and/ or Awards within the construction industry (for example Flood and Coast Excellence Awards, Constructing Excellence Awards and British Construction Industry Awards etc.) that would be relevant to the delivery of this project.

The documents are available to download through the council's eProcurement portal at: <https://procontract.due-north.com/Opportunities/Index>

Submission

Enquiry deadline

3 October 2025, 11:59pm

Submission type

Requests to participate

Deadline for requests to participate

13 October 2025, 2:00am

Submission address and any special instructions

All responses must be submitted using the council's eProcurement Portal, Proactis. The portal can be accessed at: <https://procontract.due-north.com/Opportunities/Index>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

3 to 5 suppliers

Selection criteria:

Suppliers who meet all pass / fail criteria will have their submitted contract examples evaluated.

Submitted contract examples must meet the minimum requirements experience threshold to achieve a pass. The minimum experience requirements are detailed in the procurement documents and summarised below:

- At least two (2) contracts must demonstrate delivery of coastal defence engineering

construction works, that required working in a tidal, foreshore environment, and have an individual contract value of at least £5million.

- At least one (1) contract must evidence a project with a total value of at least £10million in a single contract. This may or may not be a coastal scheme.
- At least one (1) contract demonstrating significant construction works delivered within designated environmentally sensitive areas, including local, national and international designations (for example Special Area of Conservation [SAC], Special Protection Area [SPA], Ramsar Site, Conservation Areas), and where the Supplier can demonstrate that they complied with the environmental constraints for working within these sensitive areas.
- At least one (1) example of delivering upstand reinforced concrete walls with a sheet pile toe, similar in size and scope to the council's requirement.
- At least one (1) contract must evidence the Supplier taking a lead role in engagement with stakeholders directly impacted by the works.
- At least one (1) contract delivered using the NEC3 or NEC4 Engineering Construction Contract, Option C.

Suppliers that achieve a pass will have their contract examples reviewed for added value experience. The added value experience requirements are provided within the procurement documents and are summarised below:

- Demonstration of higher levels of minimum experience requirements.
- Examples of experience delivering significant value add or innovation, that helped a project enhance the environment surrounding the construction project, which may include for, but not limited to, examples of carbon management and reduction, and ecological enhancements
- Examples of working successfully within highly constrained tidal sites, similar to constraints of the council's scheme (i.e. narrow, linear site with limited access/ passing points)
- Examples where the Supplier has successfully achieved either 'Excellent' in Considerate Constructors Scheme audits and/ or Awards within the construction industry (for example Flood and Coast Excellence Awards, Constructing Excellence Awards and British Construction Industry Awards etc.) that would be relevant to the delivery of this project.

One (1) point will be awarded for each added value requirement demonstrated. The contract example must fully meet the requirements of the criteria to qualify for points for

added value. No half points will be awarded for any criteria that is partially met. The maximum score available is 29.

Suppliers will be ranked according to their total score. The council will select a minimum of three (3) and a maximum of five (5) suppliers to receive the invitation to tender. The council reserves the right not to shortlist the maximum number of suppliers where there is a significant discrepancy between the scores of suppliers ranked 3rd and 4th, or 4th and 5th.

Award decision date (estimated)

31 October 2025

Award criteria

Name	Description	Type	Weighting
Total price used for evaluation	While this evaluation criteria and weighting has been established, the council reserves the right to amend both the criteria and weighting to better reflect the nature of the scheme, in accordance with Section 24 of the Procurement Act 2023 and the Procedure outlined within this notice.	Price	50%

Name	Description	Type	Weighting
METHOD STATEMENT - Construction phase	While this evaluation criteria and weighting has been established, the council reserves the right to amend both the criteria and weighting to better reflect the nature of the scheme, in accordance with Section 24 of the Procurement Act 2023 and the Procedure outlined within this notice.	Quality	10%
PROGRAMME - programme and accompanying narrative	While this evaluation criteria and weighting has been established, the council reserves the right to amend both the criteria and weighting to better reflect the nature of the scheme, in accordance with Section 24 of the Procurement Act 2023 and the Procedure outlined within this notice.	Quality	10%
METHOD STATEMENT - ECI phase	While this evaluation criteria and weighting has been established, the council reserves the right to amend both the criteria and weighting to better reflect the nature of the scheme, in accordance with Section 24 of the Procurement Act 2023 and the Procedure outlined within this notice.	Quality	5%

Name	Description	Type	Weighting
METHOD STATEMENT - Construction phase site plan and logistics	While this evaluation criteria and weighting has been established, the council reserves the right to amend both the criteria and weighting to better reflect the nature of the scheme, in accordance with Section 24 of the Procurement Act 2023 and the Procedure outlined within this notice.	Quality	5%
RESOURCING - key delivery team	While this evaluation criteria and weighting has been established, the council reserves the right to amend both the criteria and weighting to better reflect the nature of the scheme, in accordance with Section 24 of the Procurement Act 2023 and the Procedure outlined within this notice.	Quality	5%
RESOURCING - Work packaging resourcing	While this evaluation criteria and weighting has been established, the council reserves the right to amend both the criteria and weighting to better reflect the nature of the scheme, in accordance with Section 24 of the Procurement Act 2023 and the Procedure outlined within this notice.	Quality	5%

Name	Description	Type	Weighting
STAKEHOLDERS - Engagement and management of stakeholders	While this evaluation criteria and weighting has been established, the council reserves the right to amend both the criteria and weighting to better reflect the nature of the scheme, in accordance with Section 24 of the Procurement Act 2023 and the Procedure outlined within this notice.	Quality	5%
SOCIAL VALUE - Social value commitments and delivery	While this evaluation criteria and weighting has been established, the council reserves the right to amend both the criteria and weighting to better reflect the nature of the scheme, in accordance with Section 24 of the Procurement Act 2023 and the Procedure outlined within this notice.	Quality	5%

Other information

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Havant Borough Council (the council) is conducting this Competitive Flexible Procedure over two (2) stages:

Stage 1: Conditions of participation

Interested suppliers are invited to submit evidence of their suitability to deliver the contract. Suitability is defined within the Conditions of Participation set out within the documents and supplier must demonstrate their capabilities by providing by the closing date:

- A completed Project Specific Questionnaire (PSQ)
- 3-4 contract examples that demonstrate the required experience, as set out in the documents.

All compliant submissions received before the closing date will be assessed against the Conditions of Participation. These Conditions of Participation include questions in respect of the following items that will be assessed on a pass/fail basis:

Economic and Financial Standing

- Assessment of financial risk
- Use of a guarantor
- Ability to obtain relevant insurances

Legal capability

- GDPR compliance

Technical ability

- Provision of contract examples
- Sub-contractor management
- Health and safety
- Quality management
- Supply chain payments
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designations (for example Special Area of Conservation [SAC], Special Protection Area [SPA], Ramsar Site, Conservation Areas), and where the Supplier can demonstrate that they complied with the environmental constraints for working within these sensitive areas.

- At least one (1) example of delivering upstand reinforced concrete walls with a sheet pile toe, similar in size and scope to the council's requirement.
- At least one (1) contract must evidence the Supplier taking a lead role in engagement with stakeholders directly impacted by the works.
- At least one (1) contract delivered using the NEC3 or NEC4 Engineering Construction Contract, Option C.

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- Examples of working successfully within highly constrained tidal sites, similar to constraints of the council's scheme (i.e. narrow, linear site with limited access/ passing points)
- Examples where the Supplier has successfully achieved either 'Excellent' in Considerate Constructors Scheme audits and/ or Awards within the construction industry (for example Flood and Coast Excellence Awards, Constructing Excellence Awards and British Construction Industry Awards etc.) that would be relevant to the delivery of this project.

The council will award one (1) point for each added value requirement demonstrated in a contract examples, with a maximum total score available of 29 points. This score is weighted at 100%.

Suppliers will be ranked according to their scores for their submitted contract examples, with the highest scoring three (3) to five (5) suppliers to be shortlisted to receive the Invitation to Tender.

The council is under no obligation to shortlist the maximum of five (5) suppliers, and reserves the right to select a reduced shortlist where the difference in scores suggests

that the lower scoring suppliers are not suitable for this contract.

Stage 2: Invitation to Tender

Shortlisted suppliers will receive the invitation to tender and will be required to submit a quality (including social value) and pricing response by the response deadline. The award criteria and sub-criteria is as follows:

METHOD STATEMENTS - 20%

- ECI Phase (5%)
- Construction Phase (10%)
- Construction Phase site plan and logistics (5%)

RESOURCING - 10%

- Key delivery team (5%)
- Work packaging resourcing (5%)

PROGRAMME - 10%

STAKEHOLDERS - 5%

SOCIAL VALUE - 5%

PRICE - 50%

Please note, the evaluation criteria will be fully defined upon the publication of the 2nd stage tender where there may be changes to the wording and scoring criteria for some of the sub-criteria.

All compliant submissions will be evaluated in accordance with the award criteria set out in this notice and in the procurement documents, with the most advantageous tender being the supplier who achieves the highest score.

As part of Stage 2, a mandatory supplier briefing will be held to provide an overview of the scheme and stage 2 tender process.

In addition, the council will offer 1-2-1 clarification meetings with shortlisted suppliers. These meetings are not mandatory and are offered to support the traditional clarification process. As such, the meetings will be run according to clarification rules as set out in the

documents, in that all general clarification questions will be published to all suppliers via a general clarification log, and any potentially confidential clarification questions must be submitted in advance for consideration. Suppliers should note that the offer of a 1-2-1 clarification meeting is not an opportunity to instigate any form of negotiation.

While the entire tender process, including Stage 1 and Stage 2 award criteria and weightings are set out in this notice and the published procurement documents, the council reserves the right to amend any element of the tender process, in accordance with Section 31 of the Procurement Act, 2023.

Following the identification of the most advantageous tender, the council will issue assessment summaries, publish a Contract Notice and observe a standstill period in accordance with Sections 50 and 51 of the Procurement Act. Before entering into a contract with the winning supplier, the council reserves the right to hold a pre-contract award meeting. The purpose of this meeting will be to ensure all parties clearly understand the expectations of the contract, before formally signing. This will not be an opportunity to open up any negotiations or make changes to tender responses. In the unlikely event that this meeting uncovers significant discrepancies that cannot be remedied, the council may opt not to award a contract to the winning bidder and reserves the right to re-run Stage 2 of the Procurement Process. Any issues identified will be resolved via a clarification published to the Stage 2 Suppliers, who will be given a minimum of 2 weeks to resubmit tender responses. The evaluation of responses will start afresh.

The procurement process will be run in accordance with the following timetable:

Tender Notice and Stage 1 documents published - 12th September 2025

Stage 1 response deadline - 13th October 2025

Notification of Stage 1 outcome sent to Stage 1 suppliers - 31st October 2025

Stage 2 tender documents published to shortlisted suppliers - 10th November 2025

Stage 2 supplier briefing session - 20th November 2025

Stage 2 clarification meetings - 24th-28th November 2025

Stage 2 response deadline - 30th January 2026

Assessment summaries set to Stage 2 bidders - 20th March 2026

Contract Award Notice published - 20th March 2026

Standstill period - 20th March 2026-1st April 2026

Pre-contract award meeting - 6th April 2026

Contract start date - 1st May 2026

Documents

Documents to be provided after the tender notice

The Stage 1 conditions of participation document and supporting information (including drawings, the PSQ, Contract Data etc,) will be made available via the council's eProcurement Portal, Proactis. The portal can be accessed at: <https://procontract.due-north.com/Opportunities/Index>

Contracting authority

Havant Borough Council

- Public Procurement Organisation Number: PGRP-6166-CGXY

Civic Centre Rd, Havant PO9 2AX

Havant

PO9 2AX

United Kingdom

Email: hbc_procurement@havant.gov.uk

Website: <https://procontract.due-north.com/Opportunities/Index>

Region: UKJ35 - South Hampshire

Organisation type: Public authority - sub-central government