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Planning

BHCC - RS - Edward street Redevelopment

Brighton and Hove City Council

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-058502

Procurement identifier (OCID): ocds-h6vhtk-059f13 ([view related notices](#))

Published 22 September 2025, 1:45pm

Scope

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/about-new-homes-neighbourhoods>). The Council is seeking to engage with the market regarding the development of two available sites either side of Edward Street in Kemptown, Brighton.

The site is divided into two lots, one on each side of Edward Street:

Oakley House (Lot 1) and Car Park site (Lot 2).

Contractors will be able to bid for one or both lots individually via a competitive flexible procedure. The current programme is based on an initial shortlisting stage being released in mid-October 2025 for 30 days. The Post shortlisting stages are due to start mid-February 2026 with site possession in Summer 2026.

Oakley House consists of the demolition of the existing mixed-use building and the creation of a single block with a maximum elevation of 6 stories comprising of 23 flats (1, 2 and 3 bedrooms). All of these units are being built for affordable rent. This site is

intended to be delivered through a single stage lump sum JCT 2024 Design and Build contract.

For full details please find the planning application here:

Ref: BH2025/02088

<https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T1LATIDMKQ400>

The Car Park site consists of the creation of two blocks; one of 12 stories (east), 36 flats (1 bedroom) delivered for over 55's at affordable rent; and one of 6 stories (west), 17 flats (1 and 2 bedrooms) delivered for affordable housing. This site is intended to be delivered through a two stage JCT 2024 Design and Build contract.

For full details please find the planning application here:

Ref: BH2025/02089

<https://planningapps.brighton-hove.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=T1LB2FDMKQB00>

Total value (estimated)

- £30,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 13 July 2026 to 12 December 2028
- 2 years, 5 months

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKJ - South East (England)

Engagement

Engagement deadline

6 October 2025

Engagement process description

Interested contractors should review the planning application and if they do not already hold an account, create an account on the SE shared services e-procurement platform. The details of which can be found here:

SE Shared Services eSourcing Portal - Home

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

Any queries should be returned to the Council's procurement officer by email on Robert.sullivan@brighton-hove.gov.uk

Submission

Publication date of tender notice (estimated)

13 October 2025

Contracting authority

Brighton and Hove City Council

- Public Procurement Organisation Number: PNNH-3312-CQGT

Hove Town Hall, Norton Road

Hove

BN3 3BQ

United Kingdom

Email: ProcurementPMO@eastsussex.gov.uk

Region: UKJ21 - Brighton and Hove

Organisation type: Public authority - sub-central government