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Award

Construction of dwellings at Halesworth Road, Ilketshall

East Suffolk Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-067711

Procurement identifier (OCID): ocds-h6vhtk-05d230

Published 23 October 2025, 10:39am

Scope

Reference

2664-TEN-C

Description

East Suffolk Council ('the Council', 'ESC') is looking to appoint a suitably qualified and experienced main contractor to provide RIBA Stage 4 design and build services for the construction of 7 new dwellings and infrastructure on land at Halesworth Road, Ilketshall.

This has been procured via a below threshold limited competition and a voluntary standstill period will be observed.

Contract 1

Supplier

- H Smith & Sons (Honingham) Ltd

Contract value

- £1,775,372.35 excluding VAT
- £2,130,446.82 including VAT

Below the relevant threshold

Award decision date

22 October 2025

Earliest date the contract will be signed

4 November 2025

Contract dates (estimated)

- 5 November 2025 to 7 January 2027
- 1 year, 2 months, 3 days

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work

Contract locations

- UKH1 - East Anglia

Information about tenders

- 3 tenders received
- 3 tenders assessed in the final stage:
 - 3 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 2 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Below threshold - limited competition

Supplier

H Smith & Sons (Honingham) Ltd

Quarry Works, Dereham Road

Honingham

NR9 5AP

United Kingdom

Email: jrsmith@smithofhoningham.co.uk

Region: UKH15 - Norwich and East Norfolk

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1

Contracting authority

East Suffolk Council

- Public Procurement Organisation Number: PLPP-1174-BHLX

East Suffolk House, Station Road, Melton

Woodbridge

IP12 1RT

United Kingdom

Email: procurement@eastsuffolk.gov.uk

Website: <http://www.eastsuffolk.gov.uk>

Region: UKH14 - Suffolk

Organisation type: Public authority - sub-central government