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Tender

Old Orchard Road Redevelopment

Eastbourne Borough Council

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

Notice identifier: 2025/S 000-068125

Procurement identifier (OCID): ocds-h6vhtk-05d33b

Published 24 October 2025, 11:33am

Scope

Description

The project comprises the design and build of a vacant site (previously the Ministry of Justice building) in Old Orchard Road, Eastbourne. The site is located in the Town Centre, but in a predominantly residential area adjacent to a conservation zone.

The scheme was granted at planning committee 13th December 2024 (Planning application reference 240418), and the decision notice is expected imminently. The S106 is almost complete.

The site is in the ownership of Eastbourne Borough Council who are the project Employer.

The proposed development comprises of 30 flats, all of which are affordable housing, this includes two accessible ground floor flats with two private parking bays. The rest of the site will be carefully landscaped with gardens that will provide communal / private amenity for the residents.

Total value (estimated)

- £8,000,000 excluding VAT
- £9,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 16 February 2026 to 24 September 2027
- 1 year, 7 months, 9 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Submission

Submission type

Requests to participate

Deadline for requests to participate

24 November 2025, 11:59pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 December 2025

Award criteria

Name	Description	Type
Simple description	Details of the award criteria can be found in the PSQ and tender documents	Price

Weighting description

Details of the award criteria can be found in the PSQ and tender documents

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This is a two stage process. The top 5 contractors who pass the Conditions of Participation will be invited to Tender.

Contracting authority

Eastbourne Borough Council

- Public Procurement Organisation Number: PYYT-2735-CVVJ

Town Hall

Eastbourne

BN21 4UG

United Kingdom

Email: james.white@lewes-eastbourne.gov.uk

Region: UKJ22 - East Sussex CC

Organisation type: Public authority - sub-central government