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Tender

BHCC - RS - Edward street Redevelopment

Brighton and Hove City Council

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

Notice identifier: 2025/S 000-068750

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

Published 27 October 2025, 9:35pm

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 of 3 stages; Stage 1: PSQ and Quality only. (Shortlist to the top 5 scoring returns), Stage 2: Quality and Price full details released at stage 1 shortlist. Stage 3: Value engineering, full details released with stage 2.

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.

Bidders should note that Lot 2 contains a high risk building and will therefore require the successful contractor to take the design through the gateway process.

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 excluding VAT
- £36,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 30 September 2026 to 1 December 2028
- 2 years, 2 months, 2 days

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKJ - South East (England)

Lot constraints

Description of how multiple lots may be awarded:

Each Lot will be evaluated separately with the highest scoring bidder for each lot being awarded the contract. Stage 3 may contain an option for shared costs across the sites, the details of how this will be evaluated will be released at stage 2.

Lot 1. Edward street North - Oakley House

Description

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>

Lot value (estimated)

- £5,820,000 excluding VAT
- £6,984,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Edward Street South - Car Park site

Description

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>

Lot value (estimated)

- £24,180,000 excluding VAT
- £29,016,000 including VAT

Same for all lots

CPV classifications, contract locations and contract dates are shown in the Scope section, because they are the same for all lots.

Participation

Particular suitability

Lot 1. Edward street North - Oakley House

Small and medium-sized enterprises (SME)

Submission

Submission type

Requests to participate

Deadline for requests to participate

5 December 2025, 11:59pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. Edward street North - Oakley House

Lot 2. Edward Street South - Car Park site

Maximum 5 suppliers per lot

Selection criteria:

Procurement Specific Questionnaire - Pass

Quality Evaluation - Achieve one of the top 5 highest scoring bids.

per lot

Award decision date (estimated)

17 July 2026

Award criteria

Lot 1. Edward street North - Oakley House

Name	Description	Type	Weighting
Stage 1 - Shortlisting	Quality Questions Details of the next stages criteria will be released at the stage 1 shortlisting and stage 2 release.	Quality	100%

Lot 2. Edward Street South - Car Park site

Name	Description	Type	Weighting
Stage 1 - Shortlisting	Quality Questions Details of the next stages criteria will be released at the stage 1 shortlisting and stage 2 release.	Quality	100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Stage 1: Procurement Specific Questionnaire (PSQ) + Quality Evaluation with a shortlist to 5 to progress to stage 2 based on passing the mandatory elements of the PSQ and being in the top 5 highest scoring bidders from the quality evaluation.

Stage 2: Price and Quality Evaluation to be defined at stage 2 release.

Stage 3: Value engineering to be defined at stage 2 release.

Contracting authority

Brighton and Hove City Council

- Public Procurement Organisation Number: PNNH-3312-CQGT

Hove Town Hall, Norton Road

Hove

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United Kingdom

Email: ProcurementPMO@eastsussex.gov.uk

Region: UKJ21 - Brighton and Hove

Organisation type: Public authority - sub-central government