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Planning

BHCC - RS - Eastergate Road Residential redevelopment

Brighton and Hove City Council

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

Notice identifier: 2025/S 000-070504

Procurement identifier (OCID): ocds-h6vhtk-05d91c

Published 3 November 2025, 2:40pm

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 the Eastergate Road site following the current contractor getting into financial difficulties.

The former garage site currently has planning permission and is designed to RIBA 3+ with final amendments agreed in August 2025 via a Section 73 Planning approval. It was intended that the site is now brought forward for development through a JCT 2024 Design and Build contract comprising of the RIBA 4 / detailed design completion and construction.

This was originally planned as a fully modular build with a compressed delivery programme, the council are keen to avoid further delays to the scheme and will therefore be seeking interest from contractors who can deliver the scheme without further planning amendments.

For full details please find the planning application here:

BH2024/02443 | Application to vary conditions 1 and 25 of planning permission BH2019/02143 (as amended by applications BH2023/01922 and BH2025/01956) to permit alterations to footprint/location of buildings, external materials, access, stairwell walkways, internal layout and unit numbers, roof design, courtyard layout and landscaping. Removal of condition 17 requiring details of green roof and removal of condition 18 requiring feasibility study for a communal ground/air source heat pumps system. | Former Garage Site Eastergate Road Moulescoomb Brighton

This engagement primarily seeks interest from contractors who can deliver the scheme as planned however other contractors may also express an interest.

We anticipate the value of this project at between £5M and £5.6M.

Contract dates (estimated)

- 2 March 2026 to 1 November 2027
- 1 year, 8 months

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKJ - South East (England)
-

Engagement

Engagement deadline

17 November 2025

Engagement process description

Interested contractors can request further information on the site wherein the RIBA 3 design will be shared, this should be done by contacting the councils procurement officer by email on Robert.sullivan@brighton-hove.gov.uk.

Once the information has been shared or if you feel the planning submission is enough for you to comment please respond to the council again via email to the council's procurement officer.

You should provide as a minimum:

- Company Name
- Company Address (Head Office)
- Your main point of contact and details
- Any comments on feasibility of bringing this site forward without further planning amendments (this can be returned after initial contact to share the design)

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