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Tender

Design and Construction of 3 New Houses to Passivhaus / Future Homes Standard Principles

Southend-on-Sea City Council

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

Notice identifier: 2025/S 000-077863

Procurement identifier (OCID): ocids-h6vhtk-05ea8f

Published 27 November 2025, 4:57pm

Scope

Reference

DN777575

Description

Southend on Sea City Council are seeking tenders from suitably qualified contractors with certified passivhaus construction experience to carry out the construction and final technical design of 3no new build Residential properties. 1no to be built to the new Future Home Standard 2025 Option 1 principles which is located at Denton Avenue and 2no to be Passivhaus Certified at Bradford Bury. The 2-bedroom 3 person dwellings will consist of 1no single detached dwelling at Denton Avenue and a pair of semi-detached dwellings at Bradford Bury.

The contract will be let under JCT 2024 Design and Build Contract with Employers Requirements, Drawings, Contract Sum Analysis, Building Specification, Mechanical and Electrical Specification.

The contractor will be expected to complete the detailed design of RIBA Stages 4 to 7.

Planning Permission has been granted for both sites at Bradford Bury and Denton Avenue.

Total value (estimated)

- £1,050,000 excluding VAT
- £1,260,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 19 May 2026 to 23 July 2027
- 1 year, 2 months, 5 days

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses

Contract locations

- UKH31 - Southend-on-Sea

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Tender submission deadline

20 January 2026, 12:00pm

Submission address and any special instructions

Please complete your tender submission in full and ensure it is received by the stated Tender Submission deadline to Southend City Council's procurement portal <https://procontract.due-north.com/> - Procurement Ref: DN777575 for the Design and Construction of 3 new Houses to Passivhaus / Future Homes Standard Principles.

Tenders may be submitted electronically

Yes

Award criteria

The award criteria is set out in the invitation to tender and project specific questionnaire (PSQ)

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<https://procontract.due-north.com>

The procurement will be conducted electronically via the Council's e-tender facility Pro-Contract <https://procontract.due-north.com>.

Your organisation will need to register on the e-tender system where registration is free of charge. Once you have registered you will need to express an interest in this opportunity (E-Tender Project ID: DN777575), then look at 'My Opportunities' where you will be able to view all the tender documents. Any tender queries in relation to this project must be raised as a clarification request via the messaging portal on the e-tender facility.

Contracting authority

Southend-on-Sea City Council

- Public Procurement Organisation Number: PJDT-6566-GZNX

Civic Centre, Victoria Avenue, Southend On Sea, Essex

Southend On Sea

ss2 6fa

United Kingdom

Email: procurementops@southend.gov.uk

Region: UKH31 - Southend-on-Sea

Organisation type: Public authority - sub-central government