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Planning

A013PA - Rocheway (Extra Care Build)

Essex County Council

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-084751

Procurement identifier (OCID): ocds-h6vhtk-05fa02 ([view related notices](#))

Published 19 December 2025, 10:28am

Scope

Reference

A013PA

Description

Essex County Council (ECC) wishes to select a Registered Provider to build, own and manage an extra care scheme within Essex on an ECC owned site in Rochford District Council area. The scheme has full planning approval for a 60-apartment extra care scheme

The extra care scheme will provide accommodation for people with care and support needs including older people, people with learning disabilities, people with mental health needs and people with physical or sensory disabilities and people with dementia

Total value (estimated)

- £16,500,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 9 May 2026 to 9 May 2028
- 2 years, 1 day

Main procurement category

Works

CPV classifications

- 45400000 - Building completion work

Contract locations

- UKH3 - Essex

Participation

Technical ability conditions of participation

Must be a registered provider with the Regulator or Social Housing:

<https://www.gov.uk/government/publications/registered-providers-of-social-housing>

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

6 January 2026

Enquiry deadline

9 March 2026, 12:00pm

Tender submission deadline

9 March 2026, 12:00pm

Submission address and any special instructions

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

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

9 May 2026

Award criteria

Name	Description	Type	Weighting
Quality	The quality criteria will be based on the response from each bidder to several technical questions and these questions will be assigned a weighting, dependent on its relative perceived importance. The questions will cover a number of areas including development and construction, management and facilities, use of schemes as community hubs, promotion of social inclusion, innovative practice, use of technology.	Quality	50%

Name	Description	Type	Weighting
Price	The price element will be based on the following areas, with weightings for each area to be agreed and defined: Rents and service charges - Contribution to land cost.	Price	30%
Social Value	As part of the Council's Quality commitment to delivering social value through public services, the Council's Themes, Outcomes and Measures (TOMs) framework will be used to assess the wider benefits of the work the Council does with other organisations and suppliers.		10%

Name	Description	Type	Weighting
Climate	To better reflect the Council's priorities around protecting and enhancing the Essex environment and supporting healthy communities, we have introduced additional mandatory environmental criteria for this procurement in the Technical Response section. These criteria focus on practical steps that developers will take to reduce environmental impact during construction, manage waste responsibly, and design buildings that are built to be energyefficient.	Quality	10%

Procedure

Procedure type

Open procedure

Contracting authority

Essex County Council

- Public Procurement Organisation Number: PWVM-4844-NRQH

County Hall, Market Road

Chelmsford

CM1 1QH

United Kingdom

Email: ProcurementSandA@essex.gov.uk

Region: UKH36 - Heart of Essex

Organisation type: Public authority - sub-central government