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Planning

BHCC - RS - LPS Programme - Consultants phase 1 - Design Team

Brighton and Hove City Council

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

Notice identifier: 2025/S 000-084819

Procurement identifier (OCID): ocds-h6vhtk-05663b ([view related notices](#))

Published 19 December 2025, 11:43am

Scope

Reference

BHCC - RS - LPS Programme - Consultants phase 1 - Design Team

Description

Description:

On the 25th of June 2025 Brighton and Hove City Council (BHCC) published a preliminary market engagement notice following approval from it's cabinet to begin planning for the redevelopment of 8 high rise residential blocks. These blocks were built in using large panel systems which have been surveyed and are considered unsafe.

The notice and information can be found on the link below:

BHCC - RS - LPS Programme - Find a Tender : <https://www.find-tender.service.gov.uk/Notice/043126-2025?origin=SearchResults&p=1>

Following this engagement BHCC have developed an approach to appointing the design team across two sites which cover a combined 7 of the 8 blocks. The block retained outside of this arrangement (St. James House in Kemptown) is being progressed through an existing contractual mechanism within the council.

The remaining blocks are being separated into two sites under which each site will have a separate design team appointed, these will be:

The Hollingdean Site: Comprised of 2 blocks; Nettleton Court and Dudeney Lodge.

The Whitehawk Site: Comprised of 5 blocks; Kingfisher Court, Falcon Court, Kestrel Court, Heron Court and Swallow Court.

The Redevelopment Design Team appointment will be made in a minimum of 2 phases this notice relates to phase 1.

Phase 1 will consist of appointment related to designing the new site post demolition and will be appointed by a multi lot competitive flexible procedure comprising of two stages:

- Stage 1: Shortlisting (quality only)
- Stage 2: Tender (quality and price)

The Lot structure will be based on a Lot for each specialism for each site, Hollingdean (Site 1; Lot 1; Each Specialism A, B, C, D and E). This makes for a total of ten available lots.

The specialist areas for appointment in Phase 1 are as follows:

- A: Employers Agent / Lead Consultant / Project Manager (CDM)
- B: Architect (Building safety and Principle designer)
- C: Cost Consultant / Quantity Surveyor
- D: Structural and Civil Engineering
- E: Fire safety engineer

Bidders will be able to bid for all lots but can only be appointed in limited combinations to improve resilience across the sites and ensure that conflict of interest can be managed by the client team and the Lead Consultant.

The highest scoring bidder for each lot will be appointed with a ranking system used to

determine the winner in the case of a single bidder being successful in more lots or combinations which are not allowed.

Bidders can be awarded for combination of only lots A & C for each site or Lots B, D & E with a maximum number of appointments over all lots of 3 appointments per supplier.

Phase 2 will consist of the appointment of specialisms in relation to the demolition design and we anticipate the tender to be released in early summer 2026.

In addition, there will be further appointments to the project team as the design develops through the RIBA stages, this will include but is not limited to:

- Planning consultant
- Valuation Advice
- Mechanical and Electrical
- Landscape Designers
- Façade Engineers
- Acoustics

Appropriate surveys will also be commissioned including Transport Assessments, Air Quality, Noise Impact, Ecology and so on.

Timeline (subject to change):

Tender Stage 1 released: 19/01/2026

Tender Stage 1 closed: 16/02/2026

Tender Stage 2 opened: March 2026

Tender Stage 2 closed: May 2026

Contract start date: June 2026

Please note all details in this notice are subject to change.

Contract dates (estimated)

- 1 June 2026 to 1 December 2031
- 5 years, 6 months, 1 day

Main procurement category

Services

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Contract locations

- UKJ - South East (England)

Engagement

Engagement deadline

19 January 2026

Engagement process description

Interested consultants should:

1. Ensure they are on the SE shared services portal
2. Ensure they have the resources for the tender period

Any queries should be returned to the Council's procurement officer by email on Robert.sullivan@brighton-hove.gov.uk

Submission

Publication date of tender notice (estimated)

19 January 2026

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

