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Planning

??Westwick Row - Main Contractor Procurement?

The Crown Estate

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

Notice identifier: 2025/S 000-085395

Procurement identifier (OCID): ocds-h6vhtk-05fb8b

Published 22 December 2025, 1:09pm

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Scope

Description

The Crown Estate is seeking early market insight to inform the procurement of a Contractor for Westwick Row, a new-build residential development of approximately 75 homes in Leverstock Green, Hemel Hempstead. The Crown Estate has partnered with SME developer TOWN.

?The scheme includes a mix of cohousing, build-to-rent and discounted market sale homes, delivered to high sustainability standards including low-carbon construction, high fabric performance and a timber frame superstructure.

?The Crown Estate and TOWN intend to procure a contractor through an Open Competitive Flexible Procedure under the Procurement Act 2023. This Preliminary Market Engagement exercise does not commit the Crown Estate to a particular contracting route; instead, it seeks feedback from the market on capacity, capability, risks, opportunities, and preferred contracting approaches (e.g. two-stage Design & Build or Management Contracting).?

Total value (estimated)

- £25,000,000 excluding VAT
- £30,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 June 2026 to 30 September 2029
- 3 years, 4 months

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Engagement

Engagement deadline

30 January 2026

Engagement process description

The Crown Estate and TOWN are seeking feedback from prospective Contractors for the Westwick Row development.

Interested suppliers should register or log in through the Sourcedogg portal:

<https://secure.sourcedogg.com/profile/676e86f0-50b5-4563-b7b6-529dcfeb28b7/requests/73839>

Engagement includes:

- Project Briefing Document
- Preliminary Market Webinar with an overview of the project, programme, and sustainability objectives
- A short questionnaire, issued via Sourcedogg, to gather insights on delivery capability, supply chain, procurement route preferences (e.g. two-stage Design & Build or Management Contracting), risk allocation, use of PCSA, timber frame delivery experience, and approaches to embodied carbon and low-energy performance.
- Opportunity to submit clarification questions through Sourcedogg by 21 January 2026.

Webinar Details:

- Date: 14th January 2026
- Time: 13:00-14:00
- Location: Online (MS Teams)

A recording and Q&A summary will be available.

Scope:

- Test market appetite and capacity
- Experience in low-carbon, timber frame, and Passivhaus-influenced design
- Preferred contracting approach (2-Stage D&B vs Management Contracting)
- Supply chain readiness and programme considerations
- Early views on risk, innovation, and delivery constraints

Instructions:

- All responses and clarifications via Sourcedogg
- Participation does not form part of evaluation or affect future procurement opportunities

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Publication date of tender notice (estimated)

16 March 2026

Contracting authority

The Crown Estate

- Public Procurement Organisation Number: PYYN-4743-GYVQ

1 St James Market

London

SW1Y 4AH

United Kingdom

Email: tenders@thecrownestate.co.uk

Region: UKI32 - Westminster

Organisation type: Public authority - central government