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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 000-085398

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

Published 22 December 2025, 1:11pm

### **Changes to notice**

This notice has been edited. The [previous version](#) is still available.

### **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
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## 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

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## **Participation**

### **Particular suitability**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Publication date of tender notice (estimated)**

16 March 2026

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## 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](mailto:tenders@thecrownestate.co.uk)

Region: UKI32 - Westminster

Organisation type: Public authority - central government