CABINET

26 JUNE 2026

REPORT OF THE PORTFOLIO HOLDER FOR ECONOMIC GROWTH, REGENERATION AND TOURISM

A3. LOCAL REGENERATION FUND (LRF) – MILTON ROAD AND VICTORIA STREET: PROGRESS UPDATE

PART 1 – KEY INFORMATION

PURPOSE OF THE REPORT
To update Cabinet on the Milton Road and Victoria Street schemes following completion of a competitive tender process identifying a preferred bidder.

EXECUTIVE SUMMARY

The Homes for Dovercourt scheme is one part of the regeneration of Harwich town centre along the peninsula corridor from Dovercourt seafront to the Dovercourt station. A refurbished library with new accessible skills centre is already complete; upgrades to the town centre's public realm and connection to the seafront are underway, and with this scheme, new social housing and improved car parking is planned. This suite of regeneration projects is expected to revitalise the the town, improve outcomes for residents and encourage private sector investment ahead of the planned arrival of the Freeport East Green Energy Hub at Bathside Bay.

The Homes for Dovercourt scheme will see two disused and derelict sites in Dovercourt transformed by the Council, building on the Dovercourt Revisited masterplan:

- At **Milton Road**, a derelict car park will be refurbished to provide a modern, fit-for-purpose at grade parking provision, with EV charging, cycle storage, soft landscaping and decorative railings celebrating local heritage;
- At **Victoria Street**, the site of the historic Victoria Hotel will be rebuilt, echoing the history of the site's design and Conservation Area, to provide eight new affordable homes and amenity space.

The project will deliver an estimated £1.04m in Social Value, including four local employment opportunities, 52 apprenticeship weeks and student placement opportunities, c.£970,000 of local supply chain spend, alongside wider community and environmental benefits

A summary of progress made to date, including design, planning and procurement milestones and recent updates following the March 2026 Cabinet report, is as follows:

- RIBA Stage 3 design completed, and planning permission secured (Feb–Apr 2025);
- An initial tender exercise undertaken in 2025 did not achieve a viable outcome;
- The procurement strategy was revised to a two-stage approach to improve cost certainty, supported by a pre-market engagement exercise;
- Second procurement (Apr–May 2026) attracted strong interest (13 submissions, 12 compliant);
- The tender evaluation has now been completed and a preferred contractor identified; and

- Project funding is confirmed within the Council's Capital Programme within April 2026 Cabinet Report.

The Corporate Director for Place & Wellbeing is using delegated authority to enter into a Pre-Construction Services Agreement (PCSA) with the preferred contractor, in consultation with Portfolio Holders.

Through the PCSA, the contractor will work with the Council to finalise the design, delivery approach and cost. This will help manage risks early and improve cost certainty. A final construction price is expected in September 2026 and, if within budget, will be subject to a further officer decision in consultation with Portfolio Holders.

The procurement process has identified a preferred bidder and includes:

- A fixed cost of the PCSA stage of £69,300 (excluding of VAT);
- An estimate of the main works cost which will be refined during the PCSA period;
- A programme for completion of the works, which falls well within the funding envelope, and aligns with the above forecast for agreement of the main contract sum. The programme includes the early completion of Milton Road Car Park.

The price submitted for the tender return is within the budget of £3.798m allocated to this project in the General Fund Capital Programme. A contingency of 10% is included within the budget as a buffer against any potential cost over runs. The PCSA stage provides a defined period to work collaboratively with the appointed contractor and wider supply chain to refine the design, test buildability and progress value engineering, with the aim of reducing costs and securing a deliverable scheme within the available funding envelope.

RECOMMENDATION(S)

It is recommended that Cabinet:

(a) notes and welcomes the progress on the second procurement exercise in securing a high level of interest from the market and a Preferred Bidder, and enacting the lessons learned from the previous exercise;

(b) reinforces its ongoing commitment relating to the use and management of the Milton Road and Victoria Street sites, with Milton Road retained for public car parking provision, and the Victoria Street sites retained for housing purposes and being retained within the Housing Revenue Account (together with associated car parking provision), with no current intention to appropriate or dispose of any of the sites;

(c) notes and supports the progression of the project to the next stage, including entry into a Pre-Construction Services Agreement (PCSA) with the preferred bidder, in accordance with the existing operational delegated authority.

REASON(S) FOR THE RECOMMENDATION(S)

The appointment of a contractor under a PCSA will enable the Council to work collaboratively with the contractor to refine the design, manage risk and develop a robust and deliverable contract sum.

Cabinet previously approved progression of the scheme through to procurement in December 2024; the Portfolio Holder approved launching procurement in August 2025; and Cabinet approved a revised procurement approach in March 2026. Following a tender exercise which has successfully returned a preferred bidder that aligns with the funding envelope, this report seeks to note and support the next stage in delivery. The PCSA stage is the next step in bringing the scheme forward to construction within the required programme and funding timescales.

ALTERNATIVE OPTIONS CONSIDERED

- **Do nothing** – would risk loss of MHCLG funding and delivery failure;
- **Do not award the contract –** if the officer's decision to award contract were not taken, this would delay or prevent delivery;
- **Do not award the contract at this time –** were the officer's decision to award contract not taken, this would risk the funding due to the required expenditure of all Local Regeneration Fund by March 2028;
- **Undertake a further procurement exercise** – unlikely to improve outcome given current market response and would risk programme delay.

PART 2 – IMPLICATIONS OF THE DECISION

DELIVERING PRIORITIES

Corporate Priorities

The following refers specifically to the procurement route appraisal. For details on the wider projects, please refer to the December 2024 Cabinet Report.

- **Pride in our area and services to residents:** The PCSA stage will enable the Council to further the development of high-quality, deliverable designs for Milton Road and Victoria Street, contributing to visible regeneration and improved local assets.
- **Championing our local environment:** The contractor will work with the Council during PCSA to embed sustainable design measures, including EV charging provision, high level of thermal performance and low carbon design to housing.
- **Raising aspirations and creating opportunities:** The scheme will deliver new affordable homes and improved public infrastructure, with the PCSA stage progressing detailed design and delivery planning to ensure outputs are achieved within programme.
- **Celebrating business success, encourage cultural, tourism and economic growth:** The procurement includes social value commitments, with the PCSA stage refining delivery of local employment, skills and supply chain opportunities.
- **Financial Sustainability and openness:** The two-stage approach ensures robust cost planning and risk management, with the PCSA stage focused on achieving a deliverable contract sum within the approved funding envelope.

The procurement activity was undertaken in line with Part 5 of the Council's Constitution – Procurement Procedure Rules. The procurement included Social Value, as required by the Council's Social Value Policy adopted by Full Council in November 2024 as a contract over £100,000.

OUTCOME OF CONSULTATION AND ENGAGEMENT (including with the relevant Overview and Scrutiny Committee and other stakeholders where the item concerns proposals relating to the Budget and Policy Framework)

The Leader of the Council has been regularly briefed on progress, including the outcome of the procurement process and proposed next steps.

Ward Members continue to be regularly consulted throughout the project development, including design development and planning submission, most recently through the Portfolio Holder Working Group of May 2026, and no objections have been raised in relation to the current proposals.

Market engagement undertaken through Preliminary Market Engagement generated 11 responses, with 10 contractors expressing an interest in bidding, followed by a competitive tender exercise receiving 13 submissions (12 compliant), demonstrating strong market appetite.

Public consultation was undertaken as part of the planning process, in accordance with statutory requirements and the outcomes have been embedded within the scheme from strategic approach to specific architectural details.

The outcome of consultation and engagement has informed the development of the scheme and procurement approach, with the adoption of a two-stage procurement process reflecting market feedback and previous tender outcomes.

The decision will be communicated through the Council's usual governance and communication channels following Cabinet consideration.

<table>
<tr><th colspan="4">LEGAL REQUIREMENTS (including legislation & constitutional powers)</th></tr>
<tr><td rowspan="2">Is the recommendation a Key Decision
(see the criteria stated here)</td><td rowspan="2">NO</td><td>If Yes, indicate which by which criteria it is a Key Decision</td><td>☐ Significant effect on two or more wards
☐ Involves £100,000 expenditure/income
☐ Is otherwise significant for the service budget</td></tr>
<tr><td>And when was the proposed decision published in the Notice of forthcoming decisions for the Council (must be 28 days at the latest prior to the meeting date)</td><td>28th April 2026</td></tr>
</table>

Funding from MHCLG

By way of a letter dated the 2nd September 2025, and further guidance issued by MHCLG of even date, whilst setting out details of consolidation of funds, confirmed that all MHCLG funding must be spent end of March 2028. Therefore, the agreements with ECC to be extended to account for the above and formalised through Portfolio Holder decision.

Matters relating to the title of 20 Victoria Street

As reported to Cabinet in March 2026 a formal application has now been lodged at the Land Registry seeking registration of title in TDC's favour. Correspondence continues with the

Land Registry. At the time of writing the position remains unchanged from previous reports to Cabinet.

Main contractor appointment
The report sets out the proposed progression to a Pre-Construction Services Agreement (PCSA) with the preferred contractor, to be undertaken using delegated authority. This is a two-stage tender, where the main subject matter of the procurement is the execution of the works. Both works and services are under the thresholds established by the Procurement Act 2023 (PA23):

- The value of the proposed PCSA circa £69,300 (excluding VAT).
- The targeted main contract sum is £2.79m (excluding VAT).

Therefore, Part 6 PA23 applies. The procurement has been undertaken in accordance with the principles set out in Part 2 and Part 6 of the PA23, which align with the Council's constitutional requirements as set out within the Procurement Procedure Rules.

Appointment of the Contractor to undertake the works will be subject to further decisions, subject to the final contract sum being within the approved budget.

Subject to the final contract sum being within the approved budget, future decisions to award the main works contract will be undertaken in accordance with existing delegation arrangements (as set out in Part 3 – Schedule 3 of constitution) and will minimise delays in mobilisation and commencement of works, which remains critical in light of MHCLG timetable for delivery of the programme and defrayment of funding. Continued due diligence of the Contractor's ability and capacity to deliver will continue by the AD Project Delivery and project managers to mitigate risks of failure and delays to the programme throughout the PCSA in the lead up to the main contract award.

The acquisition of the Victoria Street sites was funded using the Housing Revenue Account (HRA) for housing purposes and the long-term goal is to deliver eight social rented homes to be managed within the HRA by the Council.

[redacted]	**The Monitoring Officer confirms they have been made aware of the above and any additional comments from them are below:**

It is essential that good project management principles and governance continue to be applied to this scheme, moving into the next phase robust contract management is required. Such contract management will need to be undertaken by the appropriate resource with the necessary skills and experience, with particular attention to project scope and contract specifications.

FINANCE AND OTHER RESOURCE IMPLICATIONS

The approved budget for the Homes for Dovercourt scheme is £3.798m. Spend and commitments to date are in line with previous approvals.

Initial tender returns from the unsuccessful procurement exercise in September 2025 – January 2026 indicated a cost pressure against the available budget. This second exercise has returned a bid from the preferred bidder that is within the available funding and allows for contingency of 10%. The PCSA stage will be used to refine the design and undertake value engineering to ensure delivery within the approved funding envelope.

Total project budget

(Project 2) Homes for Dovercourt:	Cost
Total request to CRP:	£3,332,251
Match Funding Contribution provided by TDC:	£466,500
Total Project Costs:	£3,798,751

Budget position to date

In March 2023 Cabinet agreed to allocate £250,000 to progress both the Homes for Dovercourt and Carnarvon Terrace (Local Regeneration Fund, formerly Levelling Up Fund) projects, and in October 2023 Cabinet agreed to draw down a further £1,898,421, totalling £2,148,421 available to commission a project team, fund TDC's capital delivery costs, and allow for the development of the pre-construction information including surveys, advisors and project design and delivery teams. Cabinet agreed in April 2024 (in its Finance Update Report) to delegate to officers the determination of the mix of funding from the Council's own approved contribution, and the money made available by the Government, to support both the LUF Scheme in Clacton and the CRP Scheme in Dovercourt. As a result, the Council can draw on Government grant and its own matched funding to progress the schemes up to the approved £2,148,421 limit. A further decision by Cabinet in December 2024 permitted this funding to be utilised through to main contractor tender and the award of main contract for the schemes.

The Council has recruited consultant teams for the Homes for Dovercourt scheme. The consultant teams are recruited through to the end of the programme as needed. However, the agreements are drafted in such a way that they can be terminated at each stage of the design and construction process, the so called 'RIBA' stages.

Current Financial Position

The approved budget for the Homes for Dovercourt scheme is £3,798,751.
As at June 2026:

- £600,859 has been spent to date;
- An additional £102,538 capitalisation forecasted to completion
- £3.095m remaining against the total budget.
- An estimated cost of £60,000 is proposed for the following stage, to account for the extension of the Council's appointed consultant team services, who were originally procured through to completion to be instructed on a stage-by-stage basis, and capitalising of delivery costs of internal Council resources;
- The internal project management resource within the Council is benefitting from a contribution from MHCLG, administered by the Improvement and Development Agency, of a £40,000 salary contribution.

The cost of entering into the PCSA is £69,291.87, which will be funded from the approved project budget. Costs will be monitored during the PCSA through monthly cost reporting by the cost consultant appointed by the Council, with input from the Contractor's QS and supply chain.

A further decision will be required prior to entering into the main works contract, once the final contract sum is confirmed.

Financial risk
Large-scale projects bring with them a commensurate level of risk, with seemingly small percentage variances in costs, having the potential to produce a significant financial impact on a project and the Council. As such, projects at this scale require the sustained focus of the Council to mitigate the risk of inflation and potential cost over runs. Regular cost monitoring and risk assessment throughout the project lifecycle continues to be vital to identifying potential inflationary risks and proactively managing them.

During this period cost control measures have included:

- Return to market with a more competitive procurement strategy, resulting in 12 compliant bids which provide highly competitive and benchmarked prices, with a high level of confidence that the project can be delivered within the funding envelope;
- Progressing a two-stage tender process, allowing the final contract sum to be developed with the Contractor and supply change during the PCSA stage;
- Demolition of 20 Victoria Street, allowing the condition of the party wall to be fully surveyed and additional borehole investigations carried out, which will contribute to greater cost certainty in the next stage;
- Value engineering options identified by the project managers and consultant team to mitigate cost increases, and consultation held with internal stakeholders;
- The quality evaluation of the tender included scored value engineering proposals by the bidders, which evidenced the potential for value engineering on the scheme.

The financial capacity of the preferred bidder was assessed as part of the tender and they have passed all financial checks, with a score of 95% following clarifications. One remaining risk is the contract value is relatively high when compared with their last reported turnover, though recent order book shows a more favourable comparison. This will be actively monitored through the PCSA stage to manage any residual risk prior to award of main contract.

Resources capacity
The project is resourced within the Council by a project manager within the Project Delivery Unit, part funded by MHCLG. A review of the Project Delivery Unit, 18 months after funding is underway with a report to Head of Paid Service.

Specialist consultants have been appointed for the development of the project, with quotes through to construction allowing their appointments to be extended, subject to this award of contract.

The Building Contract is a Design & Build contract which includes the main contractor assuming the responsibility for the design and delivery, based on the Employer's Requirements prepared by the consultant team and the planning consent.

[redacted]	**The Section 151 Officer confirms they have been made aware of the above and any additional comments from them are below:**

As highlighted within earlier decisions, the proposed approach / actions set out elsewhere within this report continue to reasonable provide best value and protect the Council from associated risks as far as is reasonably possible. The overall funding / financial position relating to the projects will be subject to on-going review as part of the Council's existing financial / governance arrangements, and as highlighted earlier, the final works contract will be subject a

further decision which provides another timely opportunity to revisit the underlying funding / financial position before final contractual work commitments are made.

USE OF RESOURCES AND VALUE FOR MONEY	
The following are submitted in respect of the indicated use of resources and value for money indicators:	
A) Financial sustainability: how the body plans and manages its resources to ensure it can continue to deliver its services;	The two-stage procurement approach, including the PCSA phase, enables early contractor involvement to refine design, manage risk and undertake value engineering to secure a deliverable scheme within the approved budget. Ongoing cost monitoring is supported by the appointed Quantity Surveyor and Finance Manager, ensuring financial risks are actively managed.
B) Governance: how the body ensures that it makes informed decisions and properly manages its risks, including; and	The project is governed through the established governance framework, including regular reporting to the Regeneration Capital Delivery Board and oversight by the Portfolio Holder. Key decisions have been taken in accordance with the Council's Constitution and Procurement Procedure Rules, with appropriate delegations in place to enable timely progression between stages. Risks are actively monitored through a live risk register, with mitigation measures in place.
C) Improving economy, efficiency and effectiveness: how the body uses information about its costs and performance to improve the way it manages and delivers its services.	The Council has applied lessons learned from the previous unsuccessful procurement to strengthen its approach, including undertaking pre-market engagement, adopting an open tender route and implementing a two-stage procurement process. These measures have improved market response and competitiveness, enabling better benchmarking and value for money. The PCSA stage will further enhance efficiency by reducing design and construction risk, improving buildability and minimising reliance on provisional sums, ultimately supporting delivery of a high-quality scheme within the available resources.

MILESTONES AND DELIVERY

Progress to date

- Consultant team inception: Q2 2024/5
- Project brief defined: Q2 2024/5
- Public engagement – Q2-3 2024/5
- Detailed Planning Application Lodged – Q3 2024/5 Forward Look
- RIBA Stage 3 (Spatial Coordination) design completed: Q4 2024/5
- Stage 3 Cost Plan – Q4 2024/5 (costed-design)
- Planning Approval: Q4 2024/5
- Tender Documentation and Employer's Requirements Produced: Q2 2025/6

- Executive decision to release Tender Information for Main Build Procurement: Q3 2025/6
- Contract Sum Analysis: Q3/4 2025/6 (costed and benchmarked)
- Initial tender outcome not viable; procurement strategy revised and re-tender relaunched in Q4 2025/6;
- Preferred contractor identified and approval to enter Pre-Construction Services Agreement (PCSA) under delegated authority: Q2 2026/7

Forward Look

The Programme below reflects the contractor's indicative delivery programme, which will be refined during the PCSA stage:

Action	Duration	When
PCSA award	—	July 2026
PCSA stage (RIBA Stage 4 – design development & VE)	c. 12 weeks	July – September 2026
Agreement of final contract sum	—	September 2026
Main works contract award	—	September 2026
Mobilisation / site setup	—	September – December 2026
Construction (RIBA Stage 5)	c. 9–12 months	September 2026 – October 2027
Completion of Milton Road car park	—	June 2027
Completion of Victoria Street housing	—	October 2027
Practical completion (overall)	—	October 2027
Car park reopens to the public	—	June 2027
First residents move into new homes	8 weeks post-PC	December 2027
Rectification period (RIBA Stage 6)	24 months	October 2027 – October 2029
Final account agreed	—	Within 6 months of PC (by March 2028)

ASSOCIATED RISKS AND MITIGATION

Risks and issues, and accompanying mitigations, are monitored and updated on a monthly basis through the Regeneration Capital Delivery Board, facilitating regular communication and reporting on the status of risks to all project team members, stakeholders and sponsors is essential to effective delivery. Financial risks relating to the tender are discussed elsewhere.

The current top 10 risks, including mitigation measures being undertaken, are as follows:

	Risk	Impact	Mitigation
1	Cost escalation: caused by inflation due to global events	Cost uplift, feasibility	Ongoing monitoring with QS
2	Ground conditions: unknowns below ground	Cost, programme delays	Additional borehole being procured, to be in place by start of PCSA

3	Programme delays	Delays	Programme reviewed as part of PME
4	Approvals: potential variations to scheme	Delays	Future Section 73 application subject to final alterations
5	Coordination with other projects	Success of outcome	Monthly coordination meetings including risk workshops
6	Comms risks	Reputation	Public communication to follow finalising of timescales and scope
7	Network Rail	Programme delays	Proactive engagement underway to monitor and mitigate impacts
8	Unsuccessful second procurement exercise	Deliverability	Proactive pre-market engagement Risk will be mitigated if contract awarded
9	Failure to deliver within funding envelope	Success of outcome	Programme remains achievable to complete within funding envelope
10	Market conditions	Success of outcome	Pre-market engagement (positive response received)

The current live issues on the project, including work underway to manage their impact, are as follows:

	Issue	Impact	Action
1	Budget – PTE exceeds available funding	Success of outcome	Revised procurement strategy and value engineering identified
2	Title: Possessory title gives weaker rights than absolute title	Risk of challenge and future issues if Right to Buy	Application submitted to Land Registry; Indemnity insurance is in place to cover off any challenge.
3	Procurement	Lack of response to tender	Mitigated by this report
4	Lack of adopted Project Initiation Document established by Project Delivery Unit	Success of outcome	Existing PID under review and revised version to be presented to PfH for approval
5	Rights of Light: Claims from neighbouring properties	Financial risk and reduction of budget	Surveyor appointed to negotiate Land is appropriated so no injunctive power, limited to compensation
6	LGR and impact of governance	Governance	Monitor future governance requirements
7	Planning pre-commencement conditions	Possible delays	Conditions set out in tender and discharge application included in contractor programme
8	Contracts: First bid had high level of provisional sums	Exposure to additional costs	Two stage procurement with PCSA to reduce provisional sums
9	Health & Safety attached to site whilst awaiting development	Health & Safety of the public	Sites hoarded to ensure safety Regular inspections of site
10	Vermin: complaint from neighbour	Reputational	Handled as service request and investigated with contractor

EQUALITY IMPLICATIONS
Having undertaken an equalities impact assessment, the conclusion is that the proposal does impact on the protected characteristics. EQIAs have been developed; refer to the Cabinet report dated 24 May 2024.
SOCIAL VALUE CONSIDERATIONS
The procurement has been carried out in compliance with the Council's Social Value Policy adopted November 2024. The tender received and recommended for award of contract includes a comprehensive package of social value deliverables aligned with the Essex County Council TOMs framework. These include: 1. Creation of 4 local employment opportunities (direct and supply chain); 2. Delivery of 52 apprenticeship weeks and student placement opportunities; 3. Commitment to c. £970,000 local supply chain spend, including £89,000 with SMEs; 4. Provision of careers mentoring, school engagement and site visits; 5. Delivery of community volunteering and in-kind support; and 6. Environmental measures including carbon reduction and waste diversion activities. Nominal commercial value of the social value offer is estimated at £1.04m.
IMPLICATIONS RELATED TO DEVOLUTION AND/OR LOCAL GOVERNMENT REORGANISATION
The procurement process and proposed PCSA stage will be completed ahead of the anticipated implementation of Local Government Reorganisation (LGR). Consideration has been given to the potential implications of LGR on the long-term ownership and management of the assets. The scheme is being progressed in a manner that ensures flexibility in future governance arrangements. Appropriate contractual provisions, including assignment and novation clauses, will be incorporated to enable the transfer of contractual responsibilities to any successor authority, if required. The delivery of the scheme is therefore not expected to be adversely impacted by LGR.
IMPLICATIONS FOR THE COUNCIL'S AIM TO BE NET ZERO BY 2050
The proposal supports the Council's commitment to achieving Net Zero by 2050. The PCSA stage will enable the contractor to work with the Council and design team to refine sustainability measures within the scheme, including: • integration of energy-efficient design principles for the residential units; • provision of electric vehicle charging infrastructure at Milton Road; • incorporation of sustainable materials and construction methods; and • reduction of carbon impacts through value engineering and supply chain engagement. The procurement process has been undertaken in line with the Council's Social Value Policy, which includes requirements relating to carbon reduction and environmental performance.

Overall, the scheme is expected to make a positive contribution to the Council's climate objectives.

OTHER RELEVANT CONSIDERATIONS OR IMPLICATIONS	
Consideration has been given to the implications of the proposed decision in respect of the following and any significant issues are set out below.	
Crime and Disorder	The delivery of the schemes will have a positive contribution in the long term, by bringing two disused sites, which could otherwise attract anti-social behaviour, back into positive use. In the short term, the appointment of the main contractor will provide a positive contribution through the main contractor's occupation of the site, including daily presence & monitoring, and through the social value deliverables included in the contractor's submission.
Health Inequalities	The appointment of the main contractor will provide a positive contribution in the short term through the social value deliverables included in the contractor's submission. In the long term, the delivery of the scheme will contribute to high quality housing provision locally and support active travel through providing cycle storage.
Subsidy Control (the requirements of the Subsidy Control Act 2022 and the related Statutory Guidance)	A compliant, competitive procurement exercise has been undertaken
Area or Ward affected	Harwich & Kingsway Ward

PART 3 – SUPPORTING INFORMATION

BACKGROUND
Planning consent The Victoria Street development received planning consent on 8 April 2025 with the reference 24/01911/FUL. The Milton Road development received planning consent on 5 February 2025 with the reference 24/01716/FUL. This report follows Cabinet approval in December 2024 to progress the Homes for Dovercourt scheme through procurement of a main contractor. An initial tender exercise did not deliver a viable outcome, leading to a revised procurement strategy being approved in August 2025. A second procurement exercise has now been completed, resulting in the identification of a preferred contractor. An officer's decision has now been published to award the PCSA contract, enabling the scheme to progress in line with programme and funding requirements, including the requirement to spend MHCLG funding by March 2028.

HRA Housing National and Tendring District Council housing standards are included within the Employer's Requirements within the tender. Design reviews will continue during the PCSA stage to provide assurance that the housing, once completed, is fit for purpose for TDC as council housing.
PREVIOUS RELEVANT DECISIONS
• The Joint Report of the Corporate Finance and Governance Portfolio Holder and the Housing Portfolio Holder dated 17th June 2022 (9266) • 6 October 2023; Cabinet: Levelling Up Fund and Capital Regeneration Projects - Progressing the Projects to Planning Permission (11879) • 24 May 2024; Cabinet: Update on LUF / CRP (12439) • 26th July 2024 Update on Officer Investigations of Milton Road and Victoria Street Sites (12631) • November 2024; Executive Decision: Planning Submission for the CRP Funded project at Milton Road Car Park, Dovercourt (12962) • December 2024; Executive Decision: Planning Submission for the CRP Funded project at Victoria Street, Dovercourt (13066) • December 2024; Cabinet: Progressing the Projects to production of Tender information (13113) • August 2025; Executive Decision: Levelling Up Fund and Capital Regeneration Projects – Agreement of Final Procurement Strategy (13760) • March 2026; Cabinet: Local Regeneration Fund: Procurement Update And Next Steps (22534) • 24th April 2026; Cabinet: Financial Performance Report 2025/26 - General Update at the end of December 2025 (22684)
BACKGROUND PAPERS AND PUBLISHED REFERENCE MATERIAL
None

APPENDICES
None

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