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Tender

Broadland Development Services Homes for the Future Main Contractor Framework

Broadland Development Services Limited

F02: Contract notice

Notice identifier: 2025/S 000-005953

Procurement identifier (OCID): ocds-h6vhtk-049339

Published 19 February 2025, 4:05pm

Section I: Contracting authority

I.1) Name and addresses

Broadland Development Services Limited

Norwich City Football Club, South Stand, Carrow Road

Norwich

NR1 1HU

Contact

Procurement Team

Email

procurement@broadlandgroup.org

Telephone

+44 1603750261

Country

United Kingdom

Region code

UKH1 - East Anglia

Internet address(es)

Main address

<https://www.broadlandgroup.org>

Buyer's address

<https://www.broadlandgroup.org>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://www.delta-esourcing.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://www.delta-esourcing.com/>

Tenders or requests to participate must be submitted to the above-mentioned address

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Broadland Development Services Homes for the Future Main Contractor Framework

Reference number

24-015

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Broadland Development Services Limited (BDS) is the development arm of Broadland Housing Association (BHA), a registered provider of Social Housing. BHA was formed in 1963 and built their first scheme, at Shipfield in Norwich, in 1967. Today, BHA provide more than 5,500 quality homes across Norfolk and north Suffolk. New developments are operationally low carbon to reduce residents' bills and provide a sustainable place for communities and nature to thrive.

BDS is procuring a Main Contractor framework which will be used to facilitate mini-competition (and by exception direct award) tender exercises amongst framework contractors for planned developments over an initial period of two (2) years, with an option to extend by up to two (2) additional years. Call-Off Contracts will be let for projects in accordance with a Framework Agreement.

The procurement consists of two lots: Lot 1: £8m, Lot 2: £8m. Please note it is not intended that BDS will procure projects with an estimated construction value below the PCR threshold values through this framework, however reserve the right to do so.

BDS will be conducting the procurement following the 'Restricted procedure', under which the opportunity is advertised, and all interested Organisations/Consortia can Bid for the SQ Stage (Stage 1). All Applicants that meet the mandatory requirements and have scored greater than the threshold score will be invited to the Stage 2 ITT.

The Tenderers with the highest overall total scores at Stage 2, for each lot, will be

deemed to be the successful Tenderers and be invited to sign the Framework Agreement. There will be a maximum of ten (10) Framework Contractors for Lot 1 and eight (8) Framework Contractors for Lot 2.

Framework projects will focus on place making, low operation / net zero carbon and biodiversity – to create sustainable communities.

The framework will be open to Other Contracting Bodies, which is defined as follows:

o Broadland Development Services Limited associated companies: Broadland Housing Association and Broadland St Benedict's Limited, or,

o Any local or regional authority in Norfolk and Suffolk (including any arm's length organisation or service provider working on their behalf) delivering any public or private sector construction related projects where Broadland Development Services are providing a Development Agency function, or,

o Registered Providers within Norfolk and Suffolk; where Broadland Development Services are providing a Development Agency function.

Refer to ITT documents for further information, including the procurement procedure, conditions and award criteria.

II.1.5) Estimated total value

Value excluding VAT: £150,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Projects with an estimated construction value up to £8m

Lot No

1

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH1 - East Anglia

Main site or place of performance

East Anglia

II.2.4) Description of the procurement

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II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Start date

1 July 2025

End date

30 June 2027

This contract is subject to renewal

Yes

Description of renewals

Open to extend by up to two (2) additional years.

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 10

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Projects with an estimated construction value over £8m

Lot No

2

II.2.2) Additional CPV code(s)

- 45000000 - Construction work

II.2.3) Place of performance

NUTS codes

- UKH1 - East Anglia

Main site or place of performance

East Anglia

II.2.4) Description of the procurement

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End date

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This contract is subject to renewal

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Description of renewals

Option to extend by up to two (2) additional years

II.2.9) Information about the limits on the number of candidates to be invited

Envisaged number of candidates: 8

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.1) Previous publication concerning this procedure

Notice number: [2024/S 000-026941](#)

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

21 March 2025

Local time

12:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement. The Contracting Authority reserves the right to cancel the procurement and not to proceed with the Project at any stage of the procurement process.

The Contracting Authority also reserves the right not to award the project.

Neither the Contracting Authority nor any person on whose behalf of whom this procurement is undertaken is to be liable for any costs incurred by those expressing an interest or Tendering for this Framework.

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To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=927535840>

GO Reference: GO-2025219-PRO-29478000

VI.4) Procedures for review

VI.4.1) Review body

Broadland Development Services Limited

Norwich City Football Club, Carrow Road

Norwich

NR1 1HU

Telephone

+44 1603750261

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Broadland Development Services Limited

Norwich City Football Club, Carrow Road

Norwich

NR1 1HU

Telephone

+44 1603750261

Country

United Kingdom