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Tender

New Build Development Framework

PROSPER

F02: Contract notice

Notice identifier: 2025/S 000-006703

Procurement identifier (OCID): ocds-h6vhtk-04e667

Published 21 February 2025, 12:46pm

Section I: Contracting authority

I.1) Name and addresses

PROSPER

Cobalt Business Exchange, Cobalt Park Way

Newcastle upon Tyne

NE28 9NZ

Contact

Mr Tim Jennett

Email

info@prosper.uk.com

Telephone

+44 1912805665

Country

United Kingdom

Region code

UKC - North East (England)

Internet address(es)

Main address

<http://prosper.uk.com/>

Buyer's address

<http://prosper.uk.com/>

I.2) Information about joint procurement

The contract is awarded by a central purchasing body

I.3) Communication

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

<https://procontract.due-north.com/Advert/Index?advertId=e3df6e14-8aef-ef11-8134-005056b64545>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/Advert/Index?advertId=e3df6e14-8aef-ef11-8134-005056b64545>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

General public services

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

New Build Development Framework

Reference number

DN764120

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

The Authority seeks to establish a multi-supplier Framework to provide New Build Construction Works and associated services for its Members, Registered Social Landlords, Local Authorities and other Public Sector Contracting Bodies. The tender is split the following lots

- Lot 1a – North East (over £5M)
- Lot 1b – North East (up to £7M)
- Lot 2a – Yorkshire & Humber (over £5M)
- Lot 2b – Yorkshire & Humber (up to £7M)
- Lot 3 – North West
- Lot 4 – West Midlands
- Lot 5 – East Midlands
- Lot 6 – East of England
- Lot 7 – South East

- Lot 8 – South West
- Lot 9 – London
- Lot 10 – Wales

The authority seeks to appoint up to 8 suitably qualified Principal Contractors per Lot able to provide the full requirements.

II.1.5) Estimated total value

Value excluding VAT: £500,000,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for maximum number of lots
10

Maximum number of lots that may be awarded to one tenderer: 10

II.2) Description

II.2.1) Title

Lot 1a – North East (over £5M)

Lot No

1a

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

NORTH EAST REGION

Call-off Contract Values over £5M

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

Tenderers may only bid for ONE of Lot 1a OR Lot 1b in North East

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 1b – North East (up to £7M)

Lot No

1b

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKC - North East (England)

II.2.4) Description of the procurement

NORTH EAST REGION

Call-off Contract Values up to £7M

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations;

Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

Tenderers may only bid for one of Lot 1a OR Lot 1b in North East

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 2a – Yorkshire & Humber (over £5M)

Lot No

2a

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKE - Yorkshire and the Humber

II.2.4) Description of the procurement

YORKSHIR & HUMBER REGION

Call-off Contract Values over £5M

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments

- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

Tenderers may only bid for one of Lot 2a OR Lot 2b in Yorkshire & Humber Region

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 2b – Yorkshire & Humber (up to £7M)

Lot No

2b

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKE - Yorkshire and the Humber

II.2.4) Description of the procurement

YORKSHIRE & HUMBER REGION

Call-off Contract Values up to £7M

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

Tenderers may only bid for one of Lot 2a OR Lot 2b in Yorkshire & Humber Region

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 3 – North West

Lot No

3

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKD - North West (England)

II.2.4) Description of the procurement

NORTH WEST REGION

Call-off Contract: Any Project Value

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 4 – West Midlands

Lot No

4

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKG - West Midlands (England)

II.2.4) Description of the procurement

WEST MIDLANDS REGION

Call-off Contract: Any Project Value

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 5 – East Midlands

Lot No

5

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKF - East Midlands (England)

II.2.4) Description of the procurement

EAST MIDLANDS REGION

Call-off Contract: Any Project Value

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 6 – East of England

Lot No

6

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKH - East of England

II.2.4) Description of the procurement

EAST OF ENGLAND REGION

Call-off Contract: Any Project Value

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 7 – South East

Lot No

7

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKJ - South East (England)

II.2.4) Description of the procurement

SOUTH EAST REGION

Call-off Contract: Any Project Value

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 8 – South West

Lot No

8

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKK - South West (England)

II.2.4) Description of the procurement

SOUTH WEST REGION

Call-off Contract: Any Project Value

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 9 – London

Lot No

9

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKI - London

II.2.4) Description of the procurement

LONDON REGION

Call-off Contract: Any Project Value

The Framework is to cover Construction works and associated services. It is envisaged

the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings
- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

II.2) Description

II.2.1) Title

Lot 10 – Wales

Lot No

10

II.2.2) Additional CPV code(s)

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

II.2.3) Place of performance

NUTS codes

- UKL - Wales

II.2.4) Description of the procurement

WALES REGION

Call-off Contract: Any Project Value

The Framework is to cover Construction works and associated services. It is envisaged the primary usage will be for New Build Residential Developments. However, the scope of the framework includes but not limited to New Build, Refurbishment / Renovations; Extensions and/or improvements of

- Housing (including affordable housing and/or for rent/sale)
- Commercial Buildings
- Community and Civic Buildings

- Education Establishments
- Health care buildings

The scope includes Construction and Design & Build capability.

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

Duration in months

48

This contract is subject to renewal

No

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.2.14) Additional information

The Authority seeks to appoint up to 8 Suppliers able to provide the requirements across the entire geographical area covered by this Lot.

The Authority reserves the right to appoint additional Supplier(s) whose evaluated scores are within 0.50% of the total score achieved by the 8th placed submission.

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

Open 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

Envisaged maximum number of participants to the framework agreement: 96

In the case of framework agreements, provide justification for any duration exceeding 4 years:

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

Date

25 April 2025

Local time

10:00am

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: 6 (from the date stated for receipt of tender)

IV.2.7) Conditions for opening of tenders

Date

25 April 2025

Local time

10:00am

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Prosper is acting as a central purchasing body in relation to this procurement. The framework will be available for use by the authority, its members and other contracting bodies within the Regions of England and Wales, including but not limited to:

Registered Social Landlords

<https://www.gov.uk/government/publications/current-registered-providers-of-social-housing>

Local Authorities

<https://www.gov.uk/find-local-council>

Educational establishments

<http://www.schoolswebdirectory.co.uk/localauthorities.php>

<https://get-information-schools.service.gov.uk/>

<https://www.universitiesuk.ac.uk/about-us/our-members>

<https://www.gov.uk/check-university-award-degree/recognised-bodies>

NHS bodies

<https://www.england.nhs.uk/publication/nhs-provider-directory/>

<https://www.nhs.wales/about-us/>

Police, fire and rescue

<https://www.police.uk/pu/policing-in-the-uk/>

<https://www.nationalfirechiefs.org.uk/Fire-and-Rescue-Services/>

<https://aace.org.uk/uk-ambulance-service/>

Registered charities

<https://register-of-charities.charitycommission.gov.uk/charity-search>

Access to the framework will be subject to the approval of the authority.

Any organisation able to access this framework will be referred to in the documentation as a Contracting Body.

VI.4) Procedures for review

VI.4.1) Review body

Prosper Procurement Ltd

Cobalt Business Exchange, Cobalt Park Way

Newcastle upon Tyne

NE28 9NZ

Email

info@prosper.uk.com

Country

United Kingdom