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Tender

## **New Build Development Framework**

PROSPER

F02: Contract notice

Notice identifier: 2025/S 000-006703

Procurement identifier (OCID): ocids-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](mailto: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

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## **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.

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## **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

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## **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

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## 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](mailto:info@prosper.uk.com)

Country

United Kingdom