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Planning

National Framework for Developer Led Schemes 2026

Cumbria, Northumberland, Tyne and Wear NHS Foundation Trust

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-017463

Procurement identifier (OCID): ocds-h6vhtk-0508c5

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Scope

Reference

PA23-CNTW-0001

Description

Pagabo Limited, acting as an agent of Cumbria, Northumberland, Tyne and Wear NHS Foundation Trust is seeking to establish a Closed Framework to replace the existing National Framework for Developer Led Schemes which is set to expire in April 2026. It is proposed that the term of this Framework will be for a four year term from April 2026.

The opportunity will be hosted via the In-Tend tendering portal linked below.

Scope

The Framework will be available to procure a full range of asset and infrastructure related

development services and be available for use within the UK by Public Sector Bodies, including Charities and private organisations.

Lot structure

It is expected that the Framework structure will be divided into the seven lots detailed below.

Lot 1 – Development Consultants

Lot 2 - Development Legal Providers

Lot 3a - SPV's / LLP's - GDV of contract £0 to £100m

Lot 3b - SPV's / LLP's - GDV of contract £100m+

Lot 4a – Development Agreement - single site and Multi Phase - GDV of contract £0 to £50m

Lot 4b – Development Agreement - single site and Multi Phase - GDV of contract £50m+

Lot 5 – Development Management Services

Procurement plan and next steps

Available now - expression of interest

<https://in-tendhost.co.uk/pagabo.aspx/ProjectManage/1279>

1st May 2025 - Pre procurement webinar

https://us02web.zoom.us/webinar/register/WN_vjxiyVKTx27PeSoQHBPdw

July 2025 - Invitation to tender launched for up to 10 weeks

January 2026 – award

April 2026 – commencement

Commercial tool

Establishes a framework

Total value (estimated)

- £47,000,000,000 excluding VAT
- £56,400,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 18 April 2026 to 19 April 2030
- 4 years, 2 days

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45214000 - Construction work for buildings relating to education and research
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences

- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 45220000 - Engineering works and construction works
- 45221000 - Construction work for bridges and tunnels, shafts and subways
- 45222000 - Construction work for engineering works except bridges, tunnels, shafts and subways
- 45223000 - Structures construction work
- 45234000 - Construction work for railways and cable transport systems
- 45235000 - Construction work for airfields, runways and manoeuvring surfaces
- 45241000 - Harbour construction works
- 45242000 - Waterside leisure facilities construction work
- 45244000 - Marine construction works
- 45247000 - Construction work for dams, canals, irrigation channels and aqueducts
- 45252000 - Construction works for sewage treatment plants, purification plants and refuse incineration plants
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70122000 - Land sale or purchase services
- 70123000 - Sale of real estate
- 70310000 - Building rental or sale services
- 70320000 - Land rental or sale services
- 70321000 - Land rental services

- 70322000 - Vacant-land rental or sale services
 - 79100000 - Legal services
-

Lot LOT-0001. Lot 1 - Development Consultants

Description

- Agreeing scope of the development including vision, goal and objectives
- Financial modelling
- Analysis of available funding
- Delivery and ownership structures

Lot value (estimated)

- £10,000,000 excluding VAT
- £12,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0002. Lot 2 - Development Legal Providers

Description

- Development agreement drafting
- Review of planning applications, land search and deeds
- Zoning and land use
- Land acquisition

Lot value (estimated)

- £10,000,000 excluding VAT
- £12,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0003. Lot 3a - SPV's/LLP's £0 - £100m

Description

- SPV's/LLP's £0 - £100m
- Public landowner becomes joint developer with its private sector partner of one or more sites for share of profit.

- Limited liability partnership
- 10 year + concession period
- Flexibility to add further sites by agreement

Lot value (estimated)

- £5,000,000,000 excluding VAT
- £6,000,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0004. Lot 3b - SPV's/LLP's £100m+

Description

- SPV's/LLP's £100m+
- Public landowner becomes joint developer with its private sector partner of one or more sites for share of profit.
- Limited liability partnership
- 10 year + concession period
- Flexibility to add further sites by agreement

Lot value (estimated)

- £1,000,000,000 excluding VAT
- £1,200,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0005. Lot 4a - Development Agreement £0m - £50m

Description

- Development Agreement £0m - £50m
- Development agreement for a single site development or multi-phase development
- Long Income Lease
- Lease Back

Lot value (estimated)

- £7,000,000,000 excluding VAT
- £8,400,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0006. Lot 4b - Development Agreement £50m+

Description

- Development Agreement £50m+
- Development agreement for a single site development or multi-phase development
- Long Income Lease
- Lease Back

Lot value (estimated)

- £24,700,000,000 excluding VAT
- £29,640,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0007. Lot 5 - Development Management Services

Description

- DMS provider to take the scheme further through the Design and Delivery process .

Lot value (estimated)

- £100,000,000 excluding VAT
- £120,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Participation

Particular suitability

Lot LOT-0001. Lot 1 - Development Consultants

Lot LOT-0002. Lot 2 - Development Legal Providers

Lot LOT-0003. Lot 3a - SPV's/LLP's £0 - £100m

Lot LOT-0004. Lot 3b - SPV's/LLP's £100m+

Lot LOT-0005. Lot 4a - Development Agreement £0m - £50m

Lot LOT-0006. Lot 4b - Development Agreement £50m+

Lot LOT-0007. Lot 5 - Development Management Services

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

2 July 2025

Tender submission deadline

2 September 2025, 12:59am

Submission address and any special instructions

tenders@pagabo.co.uk

Tenders may be submitted electronically

No

Languages that may be used for submission

English

Award decision date (estimated)

31 January 2026

Procedure

Procedure type

Open procedure

Contracting authority

Cumbria, Northumberland, Tyne and Wear NHS Foundation Trust

- NHS Organisation Data Service: RX4

St Nicholas Hospital, Jubilee Road, Gosforth

Newcastle Upon Tyne

NE3 3XT

United Kingdom

Email: tenders@pagabo.co.uk

Website: <https://www.cntw.nhs.uk>

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Pagabo

Summary of their role in this procurement: Acting as the agent on behalf of the Contracting Authority

- Public Procurement Organisation Number: PLBP-8199-WVWT

55 Whitefriargate

Hull

HU1 2HU

United Kingdom

Email: tenders@pagabo.co.uk

Website: <https://pagabo.co.uk/>

Region: UKE11 - Kingston upon Hull, City of

Contact organisation

Contact [Pagabo](#) for any enquiries.