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Tender

PASSIVHAUS DEVELOPMENT - 305-307 TWYFORD AVENUE, PORTSMOUTH 2025

Portsmouth City Council

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-035576

Procurement identifier (OCID): ocds-h6vhtk-055498

Published 27 June 2025, 8:42am

Scope

Reference

P00005116

Description

Portsmouth City Council ('the council') is inviting requests to participate from suitably qualified suppliers to deliver a Passivhaus small scale housing development at 305-307 Twyford Avenue, Portsmouth.

The estimate contract value is £1-1.5m and we expect work to commence on site in November 2025 and to complete in Autumn 2026. The Council are looking to appoint a principal contractor, with the ability to undertake the works directly or through established subcontracting arrangements. The contract is for construction and a design portion. Planning has been secured under references 24/01001/FUL.

The Council has decided to use a two-stage process to procure the stated requirements; specifically:

- a discrete Conditions of Participation stage to establish a shortlist of up to 6 suppliers
- shortlisted suppliers will subsequently be invited to tender for the works. The successful suppliers will be appointed using a JCT Intermediate Building Contract 2024 with Contractors Design Portion.

The Council is targeting to have awarded this contract by November 2025.

This procurement timetable is indicative and, while the council does not intend to depart from it, it reserves the right to do so at any time.

Publish below threshold contract notice on FTS - Friday 27th June 2025

1st Stage - Conditions of Participation (CoP) published on Intend - Friday 27th June 2025

Deadline for requests for clarification - Wednesday 16th June 2025 at 16:00

Stage 1 submission deadline - Friday 25th July 2025 at 12:00

Notification of CoP evaluation results - Friday 8th August 2025

Stage 2 Final procurement documents published on Intend - Monday 18th August 2025

Site Visits TBC

Deadline for requests for clarification - Wednesday 17th September 2025 at 16:00

Stage 2 - Tender return deadline - Friday 26th September 2025 at 12:00

Notification of preferred bidder - Thursday 23rd October 2025

Standstill period (Voluntary) - Friday 24th October 2025 to Tuesday 4th November 2025

Contract award - Wednesday 5th November 2025

Mobilisation - 4 weeks

Start onsite - Monday 8th December 2025

Complete onsite - Friday 4th December 2026

Total value (estimated)

- £1,500,000 excluding VAT
- £1,800,000 including VAT

Below the relevant threshold

Contract dates (estimated)

- 5 November 2025 to 4 December 2026
- 1 year, 1 month

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKJ31 - Portsmouth

Participation

Conditions of participation

As described in the procurement specific questionnaire and the conditions of participation.

Particular suitability

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

16 July 2025, 4:00pm

Tender submission deadline

25 July 2025, 12:00pm

Submission address and any special instructions

<https://in-tendhost.co.uk/portsmouthcc.aspx/home>

Tenders may be submitted electronically

Yes

Award criteria

As described in the procurement specific questionnaire and the conditions of participation.

Up to the top ranked 6 suppliers will be invited to tender.

The evaluation criteria are included in the PSQ - Questionnaire - Twyford Avenue 305-7.

The evaluation of responses takes place in two stages:

- Evaluation of the pass/fail requirements, only when a supplier has satisfied these minimum requirements within the PSQ will evaluation proceed to their case study experience assessment.
- Evaluation of the contract case studies.

The PSQ focuses on the following sections that will be assessed on a pass/fail basis -

1 to 5 - Preliminary questions, including

- Supplier information
- Grounds for exclusion
- Supplier eligibility

6 to 11 - Additional exclusions, including

- Associated Persons
- Debarment
- Intended Subcontractors

12 to 13 - Financial capacity

14 - Insurance

15 - Relevant experience and contract examples

16 to 20 - Health & Safety, including -

- H&S Policy
- SSIP Accreditation
- Accident Reporting

- RIDDOR
- HSE FFI Charges

21 - Accreditations - Not Used

22 - Modern Slavery Statement

23 - Confirmation statement

Scoring of case studies

The case study summary list will firstly be checked to ensure the Supplier has met all the Minimum Requirement Elements stated, the right number of times. This is assessed on a pass/fail basis.

Where a Supplier has provided further evidence of a Minimum requirement Element in a Contract Case Study beyond the number that is required on a pass/fail basis, one point is awarded.

There are no pass/fail elements or minimum number requirements for the Additional Experience Elements. Each Contract Case Study that can demonstrate evidence of an Additional Experience Element will receive one point. So for example, if Passivhaus Certification has been achieved on all three submitted Contract Case Studies, then three points would be awarded.

Beyond the pass/fail element of the assessment of Contract Case Studies, a total of 19 points are available for Suppliers.

A worked example is included in PSQ - APP3 CCS Worked Example - Twyford Avenue 305-7

Contract Case Study - Tie Break

If multiple suppliers are tied at 6th place through the achievement of identical scores, then a tie-break will apply.

The tie-break will take the sum of the scores achieved for the following Technical and Professional Ability Questions:

- Minimum Requirement element # 4 - Contract Value
- Minimum Requirement element # 5 - Use of JCT

- Additional Experience element # 1 - Passivhaus Certification
- Additional Experience element # 3 - Managing projects where disruption is likely

This will provide one score for each Supplier tied for 6th place and the highest-ranking Supplier will be taken through as 6th place to tender.

A worked example is included in PSQ - APP3 CCS Worked Example - Twyford Avenue 305-7

Procedure

Procedure type

Below threshold - open competition

Documents

Associated tender documents

<https://in-tendhost.co.uk/portsmouthcc.aspx/home>

Add

Contracting authority

Portsmouth City Council

- Public Procurement Organisation Number: PCNL-5714-PRZV

Civic Offices, Guildhall Square

Portsmouth

PO1 2AL

United Kingdom

Telephone: +44 2392688235

Email: procurement@portsmouthcc.gov.uk

Website: <https://www.portsmouth.gov.uk>

Region: UKJ31 - Portsmouth

Organisation type: Public authority - sub-central government