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Tender

Maidstone Former Springfield Library Site Residential Development

Maidstone Borough Council

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

Notice identifier: 2025/S 000-044457

Procurement identifier (OCID): ocds-h6vhtk-056986 ([view related notices](#))

Published 30 July 2025, 4:47pm

Scope

Description

Maidstone Borough Council (MBC) is looking to procure and appoint a contractor to provide high-quality design and construction works to deliver a residential dwellings development. The project will be delivered using a two stage tender procurement route, utilising a Pre-Construction Services Agreement (PCSA) 2024 for the design stage element followed by a JCT Design and Build 2024 Form of Contract all with agreed Amendments for the works elements.

Please refer to planning permission 23/505/821/FULL, which has been granted for the erection of 2no. residential blocks comprising 103 units (Use Class C3). Block A is a tiered 2, 4, and 5 storey block (31 units). Block B is a tiered 6, 8, and 10 storey block (72 units). A total of 68no. car parking spaces and associated landscaping. The 10 storey block is over 18 meters in height and are therefore deemed to be 'Higher Risk Buildings' (HRBs) under the Building Safety Act 2022 and therefore subject to the related new regulatory framework with the overseeing body being the Building Safety Regulator.

The scheme consists of 103 high quality homes with 2 main buildings, which are compliant with the required National Space Standards. The apartments are 43% 1 bed, 47% 2 bed, 11% 3 bed. The two buildings have been positioned to frame and provide a

new visual connectivity of the grade II listed Springfield House from Chatham Road.

Outside space in the form of balconies or terraces is provided to all apartments. High quality public realm is key to the design proposals. A basement carpark has been provided which is accessed off Sandling Road / Radnor Close, the scheme provides a total of 68 car parking spaces and secure cycle storage.

The landscape comprises of soft and hard landscape with an area of enhanced woodland to the south, accessible paths and steps improving access across the site, ragstone retaining walls with new trees, sustainable urban drainage systems and a series of biodiverse roofs.

The ownership will remain under Maidstone Borough Council who will be responsible for the landscape and building maintenance.

Please also refer to the attached planning drawings and documents, employers requirements and all other associated documents within this tender pack for further information.

The appointed contractor will work alongside the councils Employers Agent Airey Miller Limited, to ensure the Design and Build works are carried out in line with the planning permission and any associated conditions in line with the Building Safety Act 2022, CDM Regulations, The Appointment of Persons, Industry Competence and Duty Holders Regulations, Part 1A of the Building Regulations as well as all other obligations and regulations.

Airey Miller Limited are providing the Council with the services of Employer's Agent which includes, Principal Designer and Clerk of Works. They will be helping to design and administer the project and JCT Design and Build Works Contract, including producing and checking specification and contract documents, checking progress and quality of works on site, certifying Practical Completion as appropriate, validating and certifying payments and monitoring compliance with employer requirements.

Total value (estimated)

- £41,500,000 excluding VAT
- £49,800,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 10 December 2025 to 10 December 2027
- 2 years, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UKJ45 - Mid Kent

Submission

Submission type

Tenders

Tender submission deadline

10 November 2025, 12:00pm

Submission address and any special instructions

Stage 1 will be run using Kent Business Portal and the Proactis System.
(<https://www.kentbusinessportal.org.uk/>)

Stage 2 will be conducted via E-mail. Full details given upon commencement of Stage 2 (ITT Stage).

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

10 December 2025

Award criteria

Name	Description	Type	Weighting
Cost	Cost Fully defined in ITT Documentation	Cost	60%
Quality	Quality Fully defined in ITT Documentation	Quality	40%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This procurement will be run as a Competitive Flexible Procedure comprising of two stages:

Stage 1 - Selection Stage

Interested parties should answer the pre-qualification questions listed in Former Springfield Library - Selection Stage Requirements

Bidders must achieve a minimum of 60% of the total marks available in order to be eligible for the ITT stage of this process. If there are a large number of qualifying bids, the Council will invite a maximum of 5 tenderers to the ITT stage. If there are close scores from more than 5 qualifying bids then The Council reserves the right to invite more than 5 tenderers through to the ITT stage at its own discretion.

Stage 1 Indicative Timeline

Expression of Interest Release: 30 July 2025

Expression of Interest Deadline: 12:00pm 25 August 2025

Evaluation: Completed by 30 August 2025

Invitation to Tender released: 1 September 2025

Stage 2 - Invitation to Tender

Qualifying bidders will then be invited to the ITT stage of the process.

This stage will be conducted via E-mail due to the Council switching procurement portal provider. Specific details, including e-mail addresses to contact with tender responses and clarification requests, will be communicated on commencement of Stage 2.

ITT stage (stage 2) requirements and timeline are detailed further on in this document.

Documents

Associated tender documents

<https://procontract.due-north.com/Advert?advertId=56b5962a-546d-f011-813a-005056b64545&fromProjectDashboard=True>

Kent Business Portal - Project Ref DN784779

<https://www.kentbusinessportal.org.uk/>

Direct link to EOI advert -

<https://procontract.due-north.com/Advert?advertId=56b5962a-546d-f011-813a-005056b64545&fromProjectDashboard=True>

Contracting authority

Maidstone Borough Council

- Public Procurement Organisation Number: PGRT-5366-CGWY

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Email: procurement@tunbridgewells.gov.uk

Region: UKJ45 - Mid Kent

Organisation type: Public authority - sub-central government