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Contract

New Build Development Framework

PROSPER

F03: Contract award notice

Notice identifier: 2025/S 000-047093

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

Published 8 August 2025, 8:14am

Section I: Contracting authority

I.1) Name and addresses

PROSPER

Cobalt Business Exchange, Cobalt Park Way

Newcastle upon Tyne

NE28 9NZ

Contact

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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.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 Development works for its Members, Registered Social Landlords, Local Authorities and other Public Sector Contracting Bodies. The tender is split the following lots

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.

- 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.1.6) Information about lots

This contract is divided into lots: Yes

II.1.7) Total value of the procurement (excluding VAT)

Value excluding VAT: £500,000,000

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

The Authority seeks to appoint 8 Suppliers able to provide the requirements across the

entire geographical area covered by this Lot.

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

YORKSHIRE & 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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

Quality criterion - Name: Quality / Weighting: 60

Price - Weighting: 40

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 Framework will run for a period of 48 months.

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

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

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.2.1) Previous publication concerning this procedure

Notice number: [2025/S 000-006703](#)

Section V. Award of contract

Lot No

1a

Title

Lot 1a – North East (over £5M)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 3

Number of tenders received by electronic means: 9

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Caddick Construction Ltd

Caddick Construction Ltd, Calder House, Brindley Way

Wakefield

WF2 0XQ

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

No

V.2.3) Name and address of the contractor

RE:GEN North East Limited

RE:GEN House, 3 Azure Court, Doxford International Business Park

Sunderland

SR3 3BE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

Meldrum Construction Services Group Limited

Pantheon Building, Lancaster Road

Gateshead

NE11 9JW

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

Esh Construction Limited

Esh House, Bowburn North Industrial Estate

Durham

DH6 5PF

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

Lovell Partnerships Ltd

Kent House, 14 - 17 Market Place

London

W1W 8AJ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.3) Name and address of the contractor

Adderstone Living Ltd

Collingwood House, The Fleming Burdon Terrace

Newcastle upon Tyne

NE2 3AE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

1b

Title

Lot 1b – North East (up to £7M)

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 8

Number of tenders received by electronic means: 9

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

T. Manners & Sons Ltd

Peel House, 2 Dovecot Hill, South Church Enterprise Park

Bishop Auckland

DL14 6XW

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

HUSK Northern Limited

The Counting House, 5 Brewhouse Bank

North Shields

NE30 1LL

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7 Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

NB Clark Ltd

Unit 20b Coopies Haugh, Coopies Lane Ind Est

Morpeth

NE61 6JN

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Tandem Construction Ltd

Suite 5 Waterside House, Sunderland Business Park

Sunderland

SR5 2TZ

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Able Construction (Northern) Limited

Park Works, Sunderland Road

Gateshead

NE10 9LR

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Oakley NE Ltd

Unit 1 Queensway Court

Gateshead

NE11 0NX

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

2a

Title

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

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 11

Number of tenders received from SMEs: 5

Number of tenders received by electronic means: 11

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Caddick Construction Ltd

Calder House, Brindley Way

Wakefield

WF2 0XQ

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

No

V.2.3) Name and address of the contractor

Termrim Construction Ltd

1 Pellon Place Dyson Wood Way, Bradley Business Park

Huddersfield

HD2 1GT

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

RE:GEN North East Ltd

RE:GEN House, 3 Azure Court, Doxford International Business Park

Sunderland

SR3 3BE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

Meldrum Construction Services Group Ltd

Pantheon Building, Lancaster Road

Gateshead

NE11 9JW

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

Esh Construction Limited

Esh House, Bowburn North Industrial Estate

Durham

DH6 5PF

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

Lovell Partnerships Ltd

Kent House, 14 - 17 Market Place

London

W1W 8AJ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.3) Name and address of the contractor

Adderstone Living Ltd

Collingwood House, The Fleming Burdon Terrace

Newcastle upon Tyne

NE2 3AE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

2b

Title

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

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 10

Number of tenders received from SMEs: 9

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

T. Manners & Sons Ltd

Peel House, 2 Dovecot Hill, South Church Enterprise Park

Bishop Auckland

DL14 6XW

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7 Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

O & P Construction Services Ltd

Common Lane, Wath upon Dearne

Rotherham

S63 7DX

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Tandem Construction Ltd

Suite 5 Waterside House, Sunderland Business Park

Sunderland

SR5 2TZ

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

R H Fullwood & Co Ltd

19 Rowley Lane, South Elmsall

Pontefract

WF9 2JP

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Rosslee Construction Ltd

30 Black Abbey St

Accrington

BB5 1HT

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

3

Title

Lot 3 – North West

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 12

Number of tenders received from SMEs: 7

Number of tenders received by electronic means: 12

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Termrim Construction Ltd

1 Pellon Place Dyson Wood Way, Bradley Business Park

Huddersfield

HD2 1GT

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Caddick Construction Ltd

Calder House Brindley Way, Wakefield 41 Industrial Estate

Wakefield

WF2 0XQ

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

No

V.2.3) Name and address of the contractor

RE:GEN North East Ltd

Regen House 3 Azure Court, Doxford International Business Park

Sunderland

SR3 3BE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

T. Manners & Sons Ltd

Peel House 2 Dovecot Hill, South Church Enterprise Park

Bishop Auckland

DL14 6XW

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Lovell Partnerships Ltd

Kent House, 14 - 17 Market Place

London

W1W 8AJ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7, Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Adderstone Living Ltd

Collingwood House, The Fleming Burdon Terrace

Newcastle Upon Tyne

NE2 3AE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Rosslee Construction Ltd

Black Abbey Street, Accrington

Lancashire

BB5 1HT

Country

United Kingdom

NUTS code

- UKD - North West (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

4

Title

Lot 4 – West Midlands

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 7

Number of tenders received from SMEs: 6

Number of tenders received by electronic means: 7

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Caddick Construction Ltd

alder House Brindley Way, Wakefield 41 Industrial Estate

Wakefield

WF2 0XQ

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

No

V.2.3) Name and address of the contractor

E Manton Ltd

2440 Regents Court, The Crescent Birmingham Business Park

Birmingham

B37 7YE

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

SWG Construction (Build & Renovate) Ltd

Eaglehouse, 25 Severn Street

Welshpool

SY21 7AD

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7, Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

GEDA Construction Company Ltd

36 Moor Road, Coalisland

Dungannon

BT71 4QB

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Adderstone Living Ltd

Collingwood House, The Fleming Burdon Terrace

Newcastle Upon Tyne

NE2 3AE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

5

Title

Lot 5 – East Midlands

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 9

Number of tenders received from SMEs: 7

Number of tenders received by electronic means: 9

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Adderstone Living Ltd

Collingwood House, The Fleming Burdon Terrace

Newcastle Upon Tyne

NE2 3AE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Caddick Construction Ltd

Calder House Brindley Way, Wakefield 41 Industrial Estate

Wakefield

WF2 0XQ

Country

United Kingdom

NUTS code

- UKE - Yorkshire and the Humber

The contractor is an SME

No

V.2.3) Name and address of the contractor

E Manton Ltd

2440 Regents Court, The Crescent Birmingham Business Park

Birmingham

B37 7YE

Country

United Kingdom

NUTS code

- UKG - West Midlands (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7, Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

GEDA Construction Company Ltd

36 Moor Road, Coalisland

Dungannon

BT71 4QB

Country

United Kingdom

NUTS code

- UKN - Northern Ireland

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Lovell Partnerships Ltd

Kent House, 14 - 17 Market Place

London

W1W 8AJ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.3) Name and address of the contractor

Ermine Construction Services Limited

4 St. Georges Tower Hatley St. George

Cambridgeshire

SG19 3SH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

6

Title

Lot 6 – East of England

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 5

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Meldrum Construction Services Group Ltd

Pantheon Building Lancaster Road

Gateshead

NE11 9JW

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

No

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7, Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Adderstone Living Ltd

Collingwood House, The Fleming Burdon Terrace

Newcastle Upon Tyne

NE2 3AE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Ermine Construction Services Limited

4 St Georges Tower, Hatley St. George

Cambridgeshire

SG19 3SH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

7

Title

Lot 7 – South East

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 3

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Ermine Construction Services Limited

4 St Georges Tower, Hatley St. George

Cambridgeshire

SG19 3SH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7, Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

8

Title

Lot 8 – South West

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 6

Number of tenders received from SMEs: 5

Number of tenders received by electronic means: 6

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7, Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Adderstone Living Ltd

Collingwood House, The Fleming Burdon Terrace

Newcastle Upon Tyne

NE2 3AE

Country

United Kingdom

NUTS code

- UKC - North East (England)

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Classic Builders (South West) Ltd

Classic Builders Estover Close, Estover

Plymouth

PL6 7PL

Country

United Kingdom

NUTS code

- UKK - South West (England)

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

9

Title

Lot 9 – London

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 10

Number of tenders received from SMEs: 8

Number of tenders received by electronic means: 10

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7, Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

Lovell Partnerships Ltd

Kent House, 14 - 17 Market Place

London

W1W 8AJ

Country

United Kingdom

NUTS code

- UKI - London

The contractor is an SME

No

V.2.3) Name and address of the contractor

Ermine Construction Services Limited

4 St Georges Tower, Hatley St. George

Cambridgeshire

SG19 3SH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section V. Award of contract

Lot No

10

Title

Lot 10 - Wales

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

22 July 2025

V.2.2) Information about tenders

Number of tenders received: 3

Number of tenders received from SMEs: 3

Number of tenders received by electronic means: 3

The contract has been awarded to a group of economic operators: Yes

V.2.3) Name and address of the contractor

Etec Contract Services Ltd

Suite 7, Elmhurst, 98-106 High Road

Essex

E18 2QH

Country

United Kingdom

NUTS code

- UKH - East of England

The contractor is an SME

Yes

V.2.3) Name and address of the contractor

SWG Construction (Build & Renovate) Ltd

Eaglehouse, 25 Severn Street

Welshpool

SY21 7AD

Country

United Kingdom

NUTS code

- UKL - Wales

The contractor is an SME

Yes

V.2.4) Information on value of contract/lot (excluding VAT)

Total value of the contract/lot: £500,000,000

Section VI. Complementary information

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 member and other contracting

bodies within Regions of England and Wales, including but not limited to:

Registered Social Landlords

[https://www.gov.uk/government/publications/current-registered-providers-ofsocialhousing](https://www.gov.uk/government/publications/current-registered-providers-of-social-housing)

<https://www.nidirect.gov.uk/contacts/housing-associations>

<https://www.housingregulator.gov.scot/register-of-social-landlords>

Local Authorities

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

<https://www.nidirect.gov.uk/contacts/local-councils-in-northern-ireland>

<https://www.mygov.scot/find-your-local-council>

Educational establishments

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

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

<https://www.education-ni.gov.uk/services/schools-plus>

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

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

<https://www.scotland.org/study/scottish-universities>

<https://www.nidirect.gov.uk/articles/universities-and-colleges-northern-ireland>

NHS bodies

<https://www.nhs.uk/servicedirectories/pages/nhstrustlisting.aspx>

<https://www.nhsinform.scot/scotlands-service-directory>

<https://www.nidirect.gov.uk/contacts/health-and-social-care-trusts>

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/>

<https://www.scotland.police.uk/your-community/>

<https://www.psni.police.uk/about-us/local-policing>

<https://www.firescotland.gov.uk/your-area/>

<https://www.nifrs.org/home/about-us/your-area/>

Registered charities

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

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

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

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

Country

United Kingdom