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Award

TMBC Bluebell Hill - Temporary Accommodation

Tonbridge & Malling Borough Council

UK6: Contract award notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-057886

Procurement identifier (OCID): ocds-h6vhtk-055c56 ([view related notices](#))

Published 18 September 2025, 5:14pm

Scope

Description

Tonbridge and Malling Borough Council is looking to procure a design and build contractor to deliver family sized modular housing on Bluebell Hill former commuter carpark. Aim is to maximise the number of units which aligns with the Council's requirement within the available budget. Bluebell Hill former commuter car park is a Council owned site being considered for delivering modular housing accommodation. The car park is currently closed and unused. The site address is: Blue Bell Hill, Maidstone, Kent.

Contract 1. TMBC Bluebell Hill - Temporary Accommodation

Supplier

- ZED PODS LTD

Contract value

- £3,853,227.35 including VAT

Below the relevant threshold

Award decision date

18 September 2025

Earliest date the contract will be signed

1 October 2025

Contract dates (estimated)

- 1 October 2025 to 31 March 2027
- 1 year, 6 months

Main procurement category

Works

CPV classifications

- 45211000 - Construction work for multi-dwelling buildings and individual houses

Contract locations

- UKJ46 - West Kent

Information about tenders

- 6 tenders received
- 4 tenders assessed in the final stage:
 - 3 submitted by small and medium-sized enterprises (SME)
 - 0 submitted by voluntary, community and social enterprises (VCSE)
- 1 supplier awarded contracts
- 3 suppliers unsuccessful (details included for contracts over £5 million)

Procedure

Procedure type

Below threshold - open competition

Supplier

ZED PODS LTD

- Companies House: 10063743

- Public Procurement Organisation Number: PWTC-7228-DPQM

44-50, Royal Parade Mews, Blackheath

London

SE3 0TN

United Kingdom

Email: projects@zedpods.com

Website: <http://www.zedpods.com>

Region: UKI44 - Lewisham and Southwark

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. TMBC Bluebell Hill - Temporary Accommodation

Contracting authority

Tonbridge & Malling Borough Council

- Public Procurement Organisation Number: PBNB-2692-VQCJ

Gibson Building, Gibson Drive, Kings Hill

West Malling

ME19 4LZ

United Kingdom

Email: procurement@tunbridgewells.gov.uk

Region: UKJ46 - West Kent

Organisation type: Public authority - sub-central government