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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.

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### **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
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## **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)
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## **Procedure**

### **Procedure type**

Below threshold - open competition

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## **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](mailto: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

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## **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](mailto:procurement@tunbridgewells.gov.uk)

Region: UKJ46 - West Kent

Organisation type: Public authority - sub-central government