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Planning

National Framework for Developer Led

Cumbria, Northumberland, Tyne and Wear NHS Foundation Trust

UK2: Preliminary market engagement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-060635

Procurement identifier (OCID): ocids-h6vhtk-05a454

Published 29 September 2025, 4:11pm

Scope

Reference

PA23-CNTW-0001

Description

Pagabo Limited, acting as an agent of Cumbria, Northumberland, Tyne and Wear NHS Foundation Trust is seeking to establish a Closed Framework to replace the existing National Framework for Developer Led, which is set to expire in April 2026. It is proposed that the term of this Framework will be for a four year term from April 2026.

A PIN was issued on the 3rd February 2025 to engage with the market for the upcoming procurement opportunity, the PIN can be viewed by following the below link: <https://www.find-tender.service.gov.uk/Notice/003511-2025>. Due to notice linking issue through the portal - we have provided a link to the original PPN notice which was published on 29th April 2025, and can be viewed by following the below link: <https://www.find-tender.service.gov.uk/Notice/017463-2025>

Pagabo aims to release the tender in November 2025 subject to external approval.

Pagabo has consulted with over 42 Public Sector bodies and over 57 Supplier organisations from January 2025 to 31st August 2025 in relation to this Framework opportunity; and has further delivered an open webinar session to 88 participating organisations interested in this Framework opportunity as part of the market engagement process.

The opportunity will be hosted via the In-Tend tendering portal linked below.

Scope

The Framework will be available to procure a full range of asset and infrastructure related development services and be available for use within the UK by Public Sector Bodies, including Charities and private organisations.

Lot structure:

As a result of market engagement, the lot structure has changed and It is expected that the Framework structure will be divided into the seven lots detailed below.

Lot 1 – Development Consultants, contracts of £0+

Lot 2 – Development Legal Providers, contracts of £0+

Lot 3 – Special Purpose Vehicle Schemes of £0 - £100m

Lot 4 – Special Purpose Vehicle Schemes of £100m +

Lot 5 – Development Agreement Schemes of £0 – £50m

Lot 6 – Development Agreement Schemes of £50m+

Lot 7 – Development Management Services, contracts of £0+

Interested Bidders for this opportunity can submit expression of interest, this is available through the following link:

<https://in-tendhost.co.uk/pagabo.aspx/ProjectManage/1279>

Commercial tool

Establishes a framework

Total value (estimated)

- £19,000,000,000 excluding VAT
- £22,800,000,000 including VAT

Contract dates (estimated)

- 19 April 2026 to 30 November 2030
- 4 years, 7 months, 12 days

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45212000 - Construction work for buildings relating to leisure, sports, culture, lodging and restaurants
- 45213000 - Construction work for commercial buildings, warehouses and industrial buildings, buildings relating to transport
- 45214000 - Construction work for buildings relating to education and research
- 45215000 - Construction work for buildings relating to health and social services, for crematoriums and public conveniences
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 45220000 - Engineering works and construction works

- 45221000 - Construction work for bridges and tunnels, shafts and subways
- 45222000 - Construction work for engineering works except bridges, tunnels, shafts and subways
- 45223000 - Structures construction work
- 45234000 - Construction work for railways and cable transport systems
- 45235000 - Construction work for airfields, runways and manoeuvring surfaces
- 45241000 - Harbour construction works
- 45242000 - Waterside leisure facilities construction work
- 45244000 - Marine construction works
- 45247000 - Construction work for dams, canals, irrigation channels and aqueducts
- 45252000 - Construction works for sewage treatment plants, purification plants and refuse incineration plants
- 70110000 - Development services of real estate
- 70111000 - Development of residential real estate
- 70112000 - Development of non-residential real estate
- 70120000 - Buying and selling of real estate
- 70121000 - Building sale or purchase services
- 70122000 - Land sale or purchase services
- 70123000 - Sale of real estate
- 70310000 - Building rental or sale services
- 70320000 - Land rental or sale services
- 70321000 - Land rental services
- 70322000 - Vacant-land rental or sale services
- 79110000 - Legal advisory and representation services

- 70000000 - Real estate services

Contract locations

- UKM - Scotland
- UKN - Northern Ireland
- UKL - Wales
- UKK - South West (England)
- UKJ - South East (England)
- UKI - London
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber

Engagement

Engagement deadline

30 September 2025

Engagement process description

We don't have a recording of the webinar, but you may obtain the complete slide deck of the initial webinar - by viewing the link provided. Slides feature the, Q&A, framework

overview, and some procurement advice to help you get ready for this upcoming opportunity.

LINK:

<https://pagabo.co.uk/wp-content/uploads/2025/05/Pre-Market-Engagement-Webinar-Developer-Led-Framework-2025pdf.pdf>

Participation

Particular suitability

- Small and medium-sized enterprises (SME)
- Voluntary, community and social enterprises (VCSE)

Submission

Publication date of tender notice (estimated)

30 October 2025

Contracting authority

Cumbria, Northumberland, Tyne and Wear NHS Foundation Trust

- Public Procurement Organisation Number: PDBW-5798-GPLT

St Nicholas Hospital, Jubilee Road, Gosforth

Newcastle Upon Tyne

NE3 3XT

United Kingdom

Email: tenders@pagabo.co.uk

Website: <https://www.cntw.nhs.uk>

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Pagabo Limited

Summary of their role in this procurement: Acting as the agent on behalf of the Contracting Authority

- Public Procurement Organisation Number: PYHM-9979-CXPY

55 Whitefriargate

Hull

HU1 2HU

United Kingdom

Email: tenders@pagabo.co.uk

Website: <https://pagabo.co.uk/>

Region: UKE11 - Kingston upon Hull, City of

Contact organisation

Contact [Pagabo Limited](#) for any enquiries.