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Contract

TH 3517 - New Build Contractor (Lyndhurst)

Thrive Homes Limited

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-062176

Procurement identifier (OCID): ocds-h6vhtk-05446e ([view related notices](#))

Published 3 October 2025, 2:11pm

Scope

Reference

TH 3517

Description

Thrive is seeking to enter into a transaction with Hill Residential Limited to purchase land at Lyndhurst Farm, Green Street, Borehamwood WD6 5NF on which it is intended to carry out a residential development. The land required for the development has been assembled by Hill Residential Limited which has carried out (on its own account and not on behalf of Thrive) significant preparatory work in the design and preparation of the development, including submitting designs, reports and other details for the discharging of planning conditions.

Hill Residential Limited has an exclusive right to purchase the land comprising the development site. It has agreed to transfer this right to Thrive, but only on the condition that its group company Hill Partnerships Limited carries out the proposed development. The land is not offered for sale without this condition. Thrive therefore considers that Hill Partnerships Limited has an exclusive right to carry out the works required to complete

the development for the purpose of paragraph 5 of Schedule 5 to the Procurement Act 2023 and intends to grant a works contract to Hill Partnerships Limited on this basis.

Given the exclusive rights held by Hill Residential Limited, a development at this location cannot be acquired from any other person, and Thrive considers that no similar development, with planning permission and ready for construction, can be acquired in the locality as a reasonable alternative.

Contract 1. TH 3517 - New Build Contractor (Lyndhurst)

Supplier

- HILL PARTNERSHIPS LIMITED

Contract value

- £50,680,000 including VAT

Above the relevant threshold

Date signed

4 September 2025

Contract dates

- 4 September 2025 to 31 May 2028
- 2 years, 8 months, 27 days

Main procurement category

Works

CPV classifications

- 45210000 - Building construction work

Contract locations

- UK - United Kingdom

Key performance indicators

Name	Reporting frequency
Accidents, near misses and hazards - to include lessons learned and changes made as well as recording the period of time taken to report such incidents.	6 months
Post Practical Completion or Sectional Completion, a record of all defects reported and the status and response times in rectifying the defects (throughout the duration of the Rectification Period(s))	6 months
Training - to include details of site-specific induction procedures (individual and group) and communication of asbestos or other hazardous information	6 months

Signed contract documents

[JCT Volume 1 Redacted v2 \(2\).pdf](#)

JCT Volume 1

[JCT Volume 4 Redacted \(1\).pdf](#)

JCT Volume 4

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Single supplier - intellectual property or exclusive rights

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Supplier

HILL PARTNERSHIPS LIMITED

- Companies House: 02599073
- Public Procurement Organisation Number: PNYB-6111-NWNJ

The Power House Gunpowder Mill

Waltham Abbey

EN9 1BN

United Kingdom

Email: bidteam@hill.co.uk

Website: <http://www.hill.co.uk>

Region: UKH35 - West Essex

Small or medium-sized enterprise (SME): No

Voluntary, community or social enterprise (VCSE): No

Supported employment provider: No

Public service mutual: No

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Contracting authority

Thrive Homes Limited

- Mutuels Public Register: 30398R
- Public Procurement Organisation Number: PHBB-8926-WHGM

Westside, London Road

Hemel Hempstead

HP3 9TD

United Kingdom

Contact name: Jenny Johnson

Email: procurement@thrivehomes.org.uk

Website: <https://thrivehomes.delta-esourcing.com/>

Region: UKH23 - Hertfordshire

Organisation type: Public undertaking (commercial organisation subject to public authority oversight)