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Contract

19 dwellings at Kettlestone Road, Little Snoring

Broadland Development Services Limited

F03: Contract award notice

Notice identifier: 2025/S 000-062282

Procurement identifier (OCID): ocds-h6vhtk-04c03b

Published 3 October 2025, 4:06pm

Section I: Contracting authority

I.1) Name and addresses

Broadland Development Services Limited

Norwich City Football Club, South Stand, Carrow Road

Norwich

NR1 1HU

Contact

Jake Bridgford

Email

procurement@broadlandgroup.org

Telephone

+44 7793307747

Country

United Kingdom

Region code

UKH1 - East Anglia

Internet address(es)

Main address

<https://www.broadlandgroup.org>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

19 dwellings at Kettlestone Road, Little Snoring

Reference number

24-024

II.1.2) Main CPV code

- 45000000 - Construction work

II.1.3) Type of contract

Works

II.1.4) Short description

Broadland Development Services (BDS) is the development arm of Broadland Housing Association (BHA), a registered provider of Social Housing. BHA was formed in 1963 and

built the first scheme, at Shipfield in Norwich, in 1967. Today, BHA provide more than 5,500 quality homes across Norfolk and north Suffolk. New developments are operationally low carbon to reduce residents bills and provide a sustainable place for communities and nature to thrive.

Broadland Development Services (The Employer) wishes to have the design and construction of the following work carried out: 19Nr dwellings, together with associated drainage and external works at Kettlestone Road, Little Snoring.

Refer to ITT documents for further information regarding the procurement process and selection criteria.

II.1.6) Information about lots

This contract is divided into lots: No

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

Value excluding VAT: £4,905,555.77

II.2) Description

II.2.2) Additional CPV code(s)

- 45210000 - Building construction work
- 45211000 - Construction work for multi-dwelling buildings and individual houses
- 45211100 - Construction work for houses
- 45211300 - Houses construction work

II.2.3) Place of performance

NUTS codes

- UKH1 - East Anglia

Main site or place of performance

East Anglia

II.2.4) Description of the procurement

BDS is procuring the design and construction of 19nr dwelling at Kettlestone Road, Little Snoring, together with the associated drainage and external works.

BDS will be conducting the procurement following the 'Restricted procedure'.

The five (5) highest scoring Applicants, that meet the mandatory requirements at SQ Stage, will be invited to the Stage 2 ITT.

Please refer to the Section 7 of the ITT document for further details on the procurement process, evaluation and award criteria.

II.2.5) Award criteria

Price

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

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/63797TJRRE>

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

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: [2024/S 000-038213](#)

Section V. Award of contract

Title

Kettlestone Road, Little Snoring

A contract/lot is awarded: Yes

V.2) Award of contract

V.2.1) Date of conclusion of the contract

9 June 2025

V.2.2) Information about tenders

Number of tenders received: 4

Number of tenders received from SMEs: 4

Number of tenders received from tenderers from other EU Member States: 0

Number of tenders received from tenderers from non-EU Member States: 0

Number of tenders received by electronic means: 4

The contract has been awarded to a group of economic operators: No

V.2.3) Name and address of the contractor

Aspen Build (East Anglia) Ltd

Unit 2-3 Alpha Business Park, White House Road

Ipswich

IP1 5LT

Email

info@aspenbuildltd.co.uk

Telephone

+44 1473222313

Country

United Kingdom

NUTS code

- UKH14 - Suffolk

National registration number

07790050

The contractor is an SME

Yes

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

Total value of the contract/lot: £4,905,555.77

Section VI. Complementary information

VI.3) Additional information

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=984633923> GO

Reference: GO-2025103-PRO-32620441

VI.4) Procedures for review

VI.4.1) Review body

Broadland Development Services Limited

Norwich City Football Club, Carrow Road

Norwich

NR1 1HU

Telephone

+44 1603750261

Country

United Kingdom

VI.4.2) Body responsible for mediation procedures

Broadland Development Services Limited

Norwich City Football Club, Carrow Road

Norwich

NR1 1HU

Telephone

+44 1603750261

Country

United Kingdom

VI.4.3) Review procedure

Precise information on deadline(s) for review procedures

The Contracting Authority will observe a 10-day stand still period following the award of the Framework and conduct itself in respect of any appeals in accordance with the Public Contracts Regulations 2015 (as amended).