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Planning

National Framework for Developer Led

Cumbria, Northumberland, Tyne and Wear NHS Foundation Trust

UK3: Planned procurement notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-065617

Procurement identifier (OCID): ocds-h6vhtk-0508c5

Published 15 October 2025, 2:19pm

Changes to notice

This notice has been edited. The [previous version](#) is still available.

This notice updates and supersedes the previous PPN notice 2025/S 000-017463, published on 29 April 2025. The original notice can be viewed via the following link: <https://www.find-tender.service.gov.uk/Notice/017463-2025> . The correction of the PPON number for Pagabo Limited along with adjustments to the lot structure following the Preliminary Market Engagement.

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 Schemes 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.

This notice supersedes the PPN notice 2025/S 000-017463, published on 29 April 2025. The original notice can be viewed via the following link: <https://www.find-tender.service.gov.uk/Notice/017463-2025>

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.

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.

The Preliminary Market Engagement Notice can be viewed, by visiting the following link: <https://www.find-tender.service.gov.uk/Notice/060635-2025>

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

Above the relevant threshold

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
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Lot LOT-0001. Lot 1 - Development Consultants

Description

- Agreeing scope of the development including vision, goal and objectives
- Financial modelling
- Analysis of available funding
- Delivery and ownership structures

Lot value (estimated)

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0002. Lot 2 - Development Legal Providers

Description

- Development agreement drafting
- Review of planning applications, land search and deeds
- Zoning and land use
- Land acquisition

Lot value (estimated)

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0003. Lot 3 - SPV's/LLP's £0 - £100m

Description

- SPV's/LLP's £0 - £100m
- Public landowner becomes joint developer with its private sector partner of one or more sites for share of profit.
- Limited liability partnership
- 10 year + concession period
- Flexibility to add further sites by agreement

Lot value (estimated)

- £1,600,000,000 excluding VAT
- £1,920,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0004. Lot 4 - SPV's/LLP's £100m+

Description

- SPV's/LLP's £100m+
- Public landowner becomes joint developer with its private sector partner of one or more sites for share of profit.
- Limited liability partnership

- 10 year + concession period
- Flexibility to add further sites by agreement

Lot value (estimated)

- £3,200,000,000 excluding VAT
- £3,840,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0005. Lot 5 - Development Agreement £0m - £50m

Description

- Development Agreement £0m - £50m
- Development agreement for a single site development or multi-phase development
- Long Income Lease
- Lease Back

Lot value (estimated)

- £2,000,000,000 excluding VAT

- £2,400,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0006. Lot 6 - Development Agreement £50m+

Description

- Development Agreement £50m+
- Development agreement for a single site development or multi-phase development
- Long Income Lease
- Lease Back

Lot value (estimated)

- £12,095,000,000 excluding VAT
- £14,514,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot LOT-0007. Lot 7 - Development Management Services

Description

- DMS provider to take the scheme further through the Design and Delivery process .

Lot value (estimated)

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

Unlimited

Participation

Particular suitability

Lot LOT-0001. Lot 1 - Development Consultants

Lot LOT-0002. Lot 2 - Development Legal Providers

Lot LOT-0003. Lot 3 - SPV's/LLP's £0 - £100m

Lot LOT-0004. Lot 4 - SPV's/LLP's £100m+

Lot LOT-0005. Lot 5 - Development Agreement £0m - £50m

Lot LOT-0006. Lot 6 - Development Agreement £50m+

Lot LOT-0007. Lot 7 - Development Management Services

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

Submission

Publication date of tender notice (estimated)

3 November 2025

Tender submission deadline

8 December 2025, 11:59pm

Submission address and any special instructions

tenders@pagabo.co.uk

Tenders may be submitted electronically

No

Languages that may be used for submission

English

Award decision date (estimated)

30 March 2026

Procedure

Procedure type

Open procedure

Contracting authority

Cumbria, Northumberland, Tyne and Wear NHS Foundation Trust

- NHS Organisation Data Service: RX4

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 - 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 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 [Cumbria, Northumberland, Tyne and Wear NHS Foundation Trust](#) for any enquiries.