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Tender

De Beauvoir Estate New Homes - Procurement of a Design and Build Contractor for the Development of Mixed Tenure Housing

London Borough of Hackney

UK4: Tender notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2025/S 000-068209

Procurement identifier (OCID): ocds-h6vhtk-052915 ([view related notices](#))

Published 24 October 2025, 1:29pm

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Scope

Description

The London Borough of Hackney is procuring for the provision of De Beauvoir Estate New Homes - Procurement of a Design and Build Contractor for the Development of Mixed Tenure Housing. The Authority is seeking to appoint a contractor under a Pre-Construction Services Agreement (JCT PCSA 2024 as amended) to undertake pre-construction activities in relation to the delivery of new homes on the De Beauvoir Estate. The deliverables are as follows:

The deliverables for this Contract are Regulatory compliance design review, Design development to RIBA Stage 3+ to take account of regulatory changes, Submission of Section 73 application for updated design, Design development to RIBA Stage 4, Preparation and submission of the Building Safety Act Gateway 2 pack, Discharge of pre-commencement conditions. As the contractor under the PCSA, you will engage and manage your design team and will be responsible for liaison with your supply chain to obtain work package costs. You will engage in open book tendering, working closely with

the client's appointed Quantity Surveyor/Employer's Agent to prepare your tender sum for the main works contract. The regeneration project will bring forward up to 341 new homes (45% affordable including around 90 for social rent) on ten underused infill sites, along with significant enhancements to the public realm and routes around the estate.

Total value (estimated)

- £150,000,000 excluding VAT
- £180,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 10 September 2026 to 10 September 2030
- 4 years, 1 day

Main procurement category

Works

CPV classifications

- 45000000 - Construction work

Contract locations

- UK - United Kingdom
-

Submission

Submission type

Requests to participate

Deadline for requests to participate

21 November 2025, 12:00pm

Submission address and any special instructions

This procurement will follow a Competitive Flexible Procedure in accordance with the Procurement Act 2023. Details of the award criteria are set out in the published tender documents. Please register and follow this link for free access to the documents and to submit participation for this tender before the deadline of the 21st of November 2025, 12:00pm; <https://procontract.due-north.com/Advert?advertId=0a2f4f2f-1945-f011-8138-005056b64545&p=2241eb95-058a-e511-80f7-000c29c9ba21>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Maximum 5 suppliers

Selection criteria:

Bidders will be assessed through the Procurement Specific Questionnaire (PSQ). The assessment will focus on compliance with the Conditions of Participation, which include: Mandatory and discretionary exclusion grounds, Technical and professional and Compliance requirements (e.g., policies, standards, and certifications where applicable). A structured scoring methodology will be applied to evaluate responses. Bidders will be ranked based on their scores, and the five (5) highest scoring Bidders will be shortlisted and formally invited to proceed to Stage 2: Invitation to Tender (ITT). Further details are set out in the Tender documents

Award decision date (estimated)

11 June 2026

Award criteria

Name	Type	Weighting
Quality Method Statements	Quality	60.00%
Price	Price	40.00%

Other information**Conflicts assessment prepared/revised**

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

This procurement is being conducted under a two-stage Competitive Flexible Procedure in accordance with the Procurement Act 2023. Stage 1 consists of a Procurement Selection Questionnaire (PSQ), which assesses eligibility, financial standing, and technical capacity. Suppliers who pass all PSQ pass/fail questions and are ranked within the top five scoring suppliers will be invited to progress to Stage 2 - Invitation to Tender (ITT). Full details of the procedure is provided within the Tender Documents.

Documents

Documents to be provided after the tender notice

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Contracting authority

London Borough of Hackney

- Public Procurement Organisation Number: PRZC-5592-DDDV

Hackney Service Centre

Hackney

E8 1DY

United Kingdom

Contact name: Rupinder Chahal

Email: rupinder.chahal@haringey.gov.uk

Website: <http://www.hackney.gov.uk>

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government