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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 000-068728

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

Published 27 October 2025, 4:54pm

Changes to notice

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

Please note that we have made a minor amendment to the tender notice description. This change has been made solely to ensure alignment with the tender documents. There is no change to the overall scope of the procurement, the requirements, or the evaluation criteria. All substantive details remain as set out in the tender documentation. Bidders should therefore continue to prepare their submissions on the basis of the published tender documents.

Scope

Reference

DN775757

Description

The London Borough of Hackney is procuring for a Design and Build Contractor for the Development of Mixed Tenure Housing at De Beauvoir Estate. 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: Regulatory compliance design review; Design development from the tender information onwards to RIBA Stage 4; Completion of Hackney's New Build Design Specification (NBDS) Tracker at RIBA Stage 4, including presenting any proposed derogations to the Authority for approval; Preparation and submission of the Building Safety Act Gateway 2 pack, including the provision of Principal Designer (Building Regulations) services, and working collaboratively with Hackney's Project team on potential design changes to enable informed decisions to be made throughout the process; and Engagement with the Local Authority to discharge all 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 contract is anticipated to commence in September 2026.

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

- UKI41 - Hackney and Newham

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 carried out under the Competitive Flexible Procedure in line with the Procurement Act 2023. Stage 1 involves completion of the Procurement Selection Questionnaire (PSQ), which will assess suppliers' eligibility, financial standing, and technical capacity. Suppliers who successfully meet all pass/fail requirements in the PSQ and rank among the top five scoring suppliers will be invited to proceed to Stage 2 – Invitation to Tender (ITT). Full details of the procedure are set out in 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@hackney.gov.uk

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

Region: UKI41 - Hackney and Newham

Organisation type: Public authority - sub-central government