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Tender

Construction Works and Services Framework

Regenda Limited

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

Notice identifier: 2025/S 000-070530

Procurement identifier (OCID): ocds-h6vhtk-05d929

Published 3 November 2025, 3:30pm

Scope

Reference

R/RCF

Description

Regenda Limited is establishing construction works and services framework in partnership with Rise Construction Framework Ltd.

The framework is being established as a closed framework.

The framework will operate across the following geographical areas: Northwest of England (Merseyside, Cheshire, Lancashire, Cumbria, Greater Manchester). North Wales (Isle of Anglesey, Conway, Denbighshire, Flintshire, Gwynedd, Wrexham). Yorkshire and the Humber (East Riding of Yorkshire, North Yorkshire, South Yorkshire, West Yorkshire, North Lincolnshire, Northeast Lincolnshire).

Public sector organisations who can access the framework include NHS bodies and Foundation Trusts, Clinical Commissioning Groups, Health & Social Care providers, Educational Institutions, Schools, Universities, Academy Trusts, Housing Providers,

Community Led Housing/Regeneration Organisations, Emergency Services, Local Authorities, Government Departments, Museums and Arts Organisations, Charities & 3rd Sector Group and Public Body subsidiary companies.

The Framework will consist of 12 lots. Each lot will be split into a range of value bands. Each lot/value band has a maximum number of supply partners. Bidders can tender for multiple lots. Bidders tendering for lot 1 are restricted to tendering for a maximum of 3 value bands.

Highest ranking bidders will be allocated a place on the framework.

Regenda reserves the right to select 2 'reserve' supply partners should a place in the framework become available, the reserve supply partners will be selected from the ranking order. Where a bidder ranks within the maximum allocation for a lot/value band but scores (combined cost and quality) under 60% we reserve the right not to award them a place on the relevant lot/value band.

A supply partner allocation table and value bands are contained within the tender documentation and can be found via this link: <https://rise-framework.com/wp-content/uploads/2025/10/Rise-Supply-Partner-Allocation-Table.pdf>

Contract awards will be on a lot-by-lot basis with or without competition (as set out within the framework agreement).

Terms and Conditions (T&Cs) will not be set out in the agreement but will be issued on a project-by-project basis bespoke to each project. Furthermore, public sector organisations will use their preferred terms & conditions/form of contract when calling off from the framework for works and services.

Commercial tool

Establishes a framework

Total value (estimated)

- £428,000,000 excluding VAT
- £513,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 25 March 2026 to 24 March 2030
- 4 years

Main procurement category

Works

Contract locations

- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKL - Wales

Lot constraints

Description of how multiple lots may be awarded:

Highest ranking bidders within a lot/value band will be allocated a place.

Regenda reserves the right to select 2 'reserve' supply partners should a place in the framework become available, the reserve supply partners will be selected from the ranking order.

Where a bidder ranks within the maximum allocation for a lot/value band but scores (combined cost and quality) under 60% we reserve the right not to award them a place on the relevant lot/value band.

Not the same for all lots

CPV classifications are shown in Lot sections, because they are not the same for all lots.

Lot 1. General Construction

Description

General Construction and all associated services.

This lot will be divided into the following value bands:

Band 1: £0 - £100,000

Band 2: £100,000 - £1,000,000

Band 3: £1,000,000 - £6,000,000

Band 4: £6,000,000 - £15,000,000

Band 5: £15,000,000 +

Bidders can apply for a maximum of 3 value bands in this lot.

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £250,000,000 excluding VAT
- £300,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45000000 - Construction work
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 50700000 - Repair and maintenance services of building installations
- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 2. Refurbishment

Description

Refurbishment works and all associated services.

This lot will be divided into the following value bands:

Band 1: £0 - £100,000

Band 2: £100,000 - £1,000,000

Band 3: £1,000,000 - £6,000,000

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £80,000,000 excluding VAT
- £96,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45000000 - Construction work
- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 50700000 - Repair and maintenance services of building installations
- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 3. Mechanical and Electrical

Description

Mechanical and Electrical works and all associated services.

This lot will be divided into the following value bands:

Band 1: £0 - £100,000

Band 2: £100,000 - £3,000,000

Lot values are estimated. The total value of the framework will be shared across all lots

and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £40,000,000 excluding VAT
- £48,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45300000 - Building installation work
- 45000000 - Construction work

Same for all lots

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

Lot 4. Civil Engineering and Highways

Description

Civil Engineering, Highway works and all associated services.

This lot will be divided into the following value bands:

Band 1: £0 - £1,000,000

Band 2: £1,000,000 - £6,000,000

Band 3: £6,000,000 - £15,000,000

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £30,000,000 excluding VAT
- £36,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 5. Fire Safety and Compliance

Description

Fire Safety and Compliance works and all associated services

Band 1: £0 - £100,000

Band 2: £100,000 - £1,000,000

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45216000 - Construction work for buildings relating to law and order or emergency services and for military buildings
- 71000000 - Architectural, construction, engineering and inspection services
- 31625000 - Burglar and fire alarms
- 45300000 - Building installation work
- 45400000 - Building completion work
- 50500000 - Repair and maintenance services for pumps, valves, taps and metal containers and machinery
- 51700000 - Installation services of fire protection equipment
- 51900000 - Installation services of guidance and control systems

Same for all lots

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

Lot 6. Architectural Services

Description

The provision of Architectural services in relation to the delivery of capital projects. CPV code 45000000 is used only to link service contracts to construction works.

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services
- 45000000 - Construction work

Same for all lots

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

Lot 7. Project Management Services

Description

The provision of Project Management services in relation to the delivery of capital projects. CPV code 45000000 is used only to link service contracts to construction works.

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services
- 45000000 - Construction work

Same for all lots

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

Lot 8. Cost Management and Quantity Surveying

Description

The provision of Cost Management and Quantity Surveying services in relation to the delivery of capital projects. CPV code 45000000 is used only to link service contracts to construction works.

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 9. Employers Agent and Contract Administration

Description

The provision of Employers Agent and Contract Administration in relation to the delivery of capital projects. CPV code 45000000 is used only to link service contracts to construction works.

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £2,000,000 excluding VAT

- £2,400,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 10. Mechanical Electrical and Plumbing Services

Description

The provision of Mechanical Electrical and Plumbing services in relation to the delivery of capital projects. CPV code 45000000 is used only to link service contracts to construction works.

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 11. Structural Engineering and Civil Engineering Services

Description

The provision of Structural Engineering and Civil Engineering services in relation to the delivery of capital projects. CPV code 45000000 is used only to link service contracts to construction works.

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £2,000,000 excluding VAT
- £2,400,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45000000 - Construction work

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Lot 12. Multi-disciplinary Consultancy Services

Description

The provision of Multi-disciplinary Consultancy services in relation to the delivery of capital projects. CPV code 45000000 is used only to link service contracts to construction works.

Lot values are estimated. The total value of the framework will be shared across all lots and will not exceed the overall framework value (£428,000,000).

Lot value (estimated)

- £4,000,000 excluding VAT
- £4,800,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 45000000 - Construction work
- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Framework

Maximum number of suppliers

Unlimited

Maximum percentage fee charged to suppliers

2%

Further information about fees

Framework fees range from 0.5% - 2%

Fees are not to be included in bidders overheads and profits.

Successful bidders will be required to clearly set out 'the framework management fee' on a project by project basis in all cost plans when tendering for contracts via the framework.

Framework operation description

Contracts can be awarded with or without competition in line with PA23 and objective mechanisms.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Public sector organisations who can access the framework include NHS bodies and Foundation Trusts, Clinical Commissioning Groups, Health & Social Care providers, Educational Institutions, Schools, Universities, Academy Trusts, Housing Providers, Community Led Housing/Regeneration Organisations, Emergency Services, Local Authorities, Government Departments, Museums and Arts Organisations, Charities & 3rd Sector Group and Public Body subsidiary companies.

Contracting authority location restrictions

- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKL - Wales

Participation

Particular suitability

Lot 1. General Construction

Lot 2. Refurbishment

Lot 3. Mechanical and Electrical

Lot 4. Civil Engineering and Highways

Lot 5. Fire Safety and Compliance

Lot 6. Architectural Services

Lot 7. Project Management Services

Lot 8. Cost Management and Quantity Surveying

Lot 9. Employers Agent and Contract Administration

Lot 10. Mechanical Electrical and Plumbing Services

Lot 11. Structural Engineering and Civil Engineering Services

Lot 12. Multi-disciplinary Consultancy Services

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

Submission

Enquiry deadline

21 November 2025, 12:00pm

Tender submission deadline

18 December 2025, 12:00pm

Submission address and any special instructions

Bidders to submit tenders via: <https://www.mytenders.co.uk>

Bidders must read invitation to tender guidance in full prior to making a submission.

Late tenders will not be accepted and bidders must allow ample time for submissions to be uploaded.

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

28 February 2026

Award criteria

Lot 1. General Construction

Lot 2. Refurbishment

Lot 3. Mechanical and Electrical

Lot 4. Civil Engineering and Highways

Lot 5. Fire Safety and Compliance

Lot 6. Architectural Services

Lot 7. Project Management Services

Lot 8. Cost Management and Quantity Surveying

Lot 9. Employers Agent and Contract Administration

Lot 10. Mechanical Electrical and Plumbing Services

Lot 11. Structural Engineering and Civil Engineering Services

Name	Description	Type	Weighting
Quality	70% weighting	Quality	70.00%
Cost	30% weighting	Cost	30.00%

Lot 12. Multi-disciplinary Consultancy Services

Name	Description	Type	Weighting
Quality	70% weighting	Quality	70.00%
Cost	30% weighting	Cost	30.00%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618132

Tender document list

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618133

Invitation to Tender and Guidance Notes

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618135

Procurement Specific Questionnaire

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618136

Framework Maximum Supply Partner Allocation Table Per Group/Value Band

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618138

General Construction Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618139

General Refurbishment Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618140

Mechanical & Electrical Works Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618141

Civil Engineering and Infrastructure Works Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618142

Fire Safety and Compliance Works Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618143

Architectural Services Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618144

Project Management Services Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618146

Cost Management and Quantity Surveying Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618147

Employers Agent and Contract Administration Services Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618149

Mechanical Electrical and Plumbing Services Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618150

Structural Engineering and Civil Engineering Services Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618153

Multi-disciplinary Consultancy Services Tender Documentation

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618155

Pricing Matrix to be completed for Works Groups 1 -5

https://www.mytenders.co.uk/Authority/NoticeBuilder/NoticeBuilder_FileDownload.aspx?id=618156

Pricing Matrix for Services Groups 6 - 12

Contracting authority

Regenda Limited

- Public Procurement Organisation Number: PPQX-3165-WXYN

The Foundry, 42 Henry Street

Liverpool

L1 5AY

United Kingdom

Contact name: Claudio

Email: procurement@regenda.org.uk

Website: <http://regendagroup.co.uk>

Region: UKD72 - Liverpool

Organisation type: Public authority - sub-central government

Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

Rise Construction Framework Ltd

Summary of their role in this procurement: Rise Construction Framework is the Agent for Regenda Limited and is managing this procurement on behalf of Regenda Limited.

- Public Procurement Organisation Number: PXQL-3474-JHLP

44 Simpson Street (Studio D)

Liverpool

L1 0AX

United Kingdom

Contact name: Sara Lawton

Telephone: +447463540183

Email: sara@rise-framework.com

Website: <https://www.rise-framework.com>

Region: UKD72 - Liverpool

Contact organisation

Contact Regenda Limited for any enquiries.