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Tender

## **Streamlining Section 106: developing standard clauses, obligations, guidance and best practice tools**

Improvement and Development Agency for Local Government (IDeA)

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

Notice identifier: 2025/S 000-077278

Procurement identifier (OCID): ocds-h6vhtk-05e944

Published 26 November 2025, 1:51pm

### **Scope**

### **Reference**

SS106

### **Description**

The Planning Advisory Service (PAS) are commissioning a practical S106 support package for local planning authorities (LPAs), which is designed to address longstanding concerns about lengthy, inconsistent, and resource intensive negotiations on S106 agreements. The commission will initially focus on standardised templates and obligations for scales of development that fall within the government's proposed medium sized category i.e. 10 to 49 homes. The commission is aimed at delivering practical tools built for LPAs that will:

Reduce the time taken to complete S106 agreements;

Give officers and legal teams clear, consistent wording they can use immediately;

Support earlier and more transparent conversations with applicants; and

Improve confidence that obligations are legally sound and consistently applied across the sector.

The outputs will be designed to meet the needs of LPAs, while also providing the clarity and consistency developers and their legal representatives need to approach negotiations with confidence

### **Total value (estimated)**

- £175,000 excluding VAT
- £210,000 including VAT

Below the relevant threshold

### **Contract dates (estimated)**

- 5 January 2026 to 31 December 2026
- 11 months, 27 days

### **Options**

The right to additional purchases while the contract is valid.

To include more complicated development categories in 26/27

### **Main procurement category**

Services

### **CPV classifications**

- 79100000 - Legal services

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## Participation

### This procurement is reserved for

- UK suppliers
- Small and medium-sized enterprises (SMEs) and voluntary, community and social enterprises (VCSEs)

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## Submission

### Enquiry deadline

8 December 2025, 12:00pm

### Tender submission deadline

12 December 2025, 12:00pm

### Submission address and any special instructions

<https://app.panacea-software.com/LGA-Sourcing/eRFX-Suppliers/Open.aspx?requirementId=1d1c3071-175d-48e2-bbc6-7be5616e004f>

**Tenders may be submitted electronically**

Yes

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## **Award criteria**

Quality and pricing details are included in the invitation to tender document.

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## **Procedure**

### **Procedure type**

Below threshold - open competition

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## **Contracting authority**

### **Improvement and Development Agency for Local Government (IDeA)**

- Companies House: 03675577

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United Kingdom

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Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government