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Tender

Property, Financial and Development Services Framework

Homes England

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

Notice identifier: 2025/S 000-082747

Procurement identifier (OCID): ocds-h6vhtk-050cf6 ([view related notices](#))

Published 15 December 2025, 9:31am

Changes to notice

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

Extended submission and clarification dates

Scope

Reference

DN772229

Description

Homes England is seeking to appoint a national framework agreement of property, financial and development service providers to provide the full range of property, investment

and development monitoring related services including: supporting acquisition and disposal activity; estate management services; investment and financial services; property/asset

valuation services; development monitoring services; project management services and general professional advice and support. Individual commissions and appointments from the

framework will be either be via direct award or further competition

Commercial tool

Establishes a framework

Total value (estimated)

- £115,000,000 excluding VAT
- £138,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 17 June 2026 to 16 June 2030
- 4 years

Options

The right to additional purchases while the contract is valid.

Adding additional scope of services that relate to the original scope of service areas.

Main procurement category

Services

Contract locations

- UKC - North East (England)
- UKD - North West (England)
- UKE - Yorkshire and the Humber
- UKF - East Midlands (England)
- UKG - West Midlands (England)
- UKH - East of England
- UKI - London
- UKJ - South East (England)
- UKK - South West (England)

Not the same for all lots

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

Lot 1. Property Professional and Technical Services

Description

Property Professional and Technical services for providers to provide the full range of Property Professional and Technical advice including but not limited to:

1. Property Advisory Services
2. Land and Property Agency Services
3. Estate and Facilities Management Services
4. Property Investment and Appraisal Services
5. Valuation Services
6. Lead Consultant and Project Management Services
7. Development Structures and Partnering
8. Office Accommodation
9. General Services
10. Design Quality Assessment Programme

Lot value (estimated)

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

Framework lot values may be shared with other lots

CPV classifications

- 70000000 - Real estate services

Same for all lots

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

Lot 2. Financial Advisory Services

Description

An overview of the Financial Advisory Services we are seeking to procure to support our Land, Property and Investment activities includes:

1. Corporate Financial Advice
2. Due Diligence
3. Capital Structure Analysis
4. Financial Modelling
5. Market Assessment
6. Tax and Accounting Services
7. LPA FCR & Administration Appointments
8. Auditing and Assurance Services
9. Counterparty Advice and Assistance
10. Insurance Advice Services
11. Restructuring and Insolvency Advice and Services
12. Environmental, Social, and Governance Advice
13. General Services

Lot value (estimated)

- £15,000,000 excluding VAT
- £18,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 79412000 - Financial management consultancy services

Same for all lots

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

Lot 3. Development Monitoring Services

Description

To provide specialist Suppliers to assist in the delivery of;

1. Monitoring Surveyor Services
2. Compliance Inspector Services
3. Project and Cost Management Services.

For all Homes England investment projects, it is a condition of ongoing funding and support that a Monitoring Surveyor (MS) performs a site visit each month in order to give comfort to Homes England over use of funds, progress on site, risks arising and development plans. The Building Lease, used on most of our housing development projects, requires appointment of a Compliance Inspector to ensure compliance with all aspects of the Lease. Both services will also provide us with assurance that Health and

Safety requirements are satisfied on site and that the borrower and/or developer are discharging their obligations as CDM Client (Construction, Design and Management).

Lot value (estimated)

- £20,000,000 excluding VAT
- £24,000,000 including VAT

Framework lot values may be shared with other lots

CPV classifications

- 71000000 - Architectural, construction, engineering and inspection services

Same for all lots

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

Framework

Maximum number of suppliers

15

Maximum percentage fee charged to suppliers

0%

Framework operation description

Individual commissions and appointments from the framework will be either be via direct award or further competition.

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Public sector bodies details can be found in schedule 14

Contracting authority location restrictions

- UKC - North East (England)
 - UKD - North West (England)
 - UKE - Yorkshire and the Humber
 - UKF - East Midlands (England)
 - UKG - West Midlands (England)
 - UKH - East of England
 - UKI - London
 - UKJ - South East (England)
 - UKK - South West (England)
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Participation

Particular suitability

Lot 1. Property Professional and Technical Services

Lot 2. Financial Advisory Services

Lot 3. Development Monitoring Services

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

16 January 2026, 5:00pm

Tender submission deadline

23 January 2026, 5:00pm

Submission address and any special instructions

Response to be submitted on ProContract

<https://procontract.due-north.com/Advert?advertId=ad9d02f3-67c4-f011-813a-005056b64545&fromRfxSummary=True&rfxId=ee7e36a1-2cc9-f011-813a-005056b64545>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

17 June 2026

Award criteria

Lot 1. Property Professional and Technical Services

Name	Type	Weighting
Non-financial Criteria	Quality	50%
Commercial	Price	40%
Social Value	Quality	10%

Lot 2. Financial Advisory Services

Name	Type	Weighting
Non-financial	Quality	60%
Commercial	Price	30%
Social Value	Quality	10%

Lot 3. Development Monitoring Services

Name	Type	Weighting
Non-Financial	Quality	50%
Commercial	Price	40%
Social Value	Quality	10%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Documents

Associated tender documents

[SCHEDULE 14.pdf](#)

Contracting authority

Homes England

- Public Procurement Organisation Number: PMTT-3573-RLZV

The Lumen, 2nd Floor, St James Boulevard, Newcastle Helix

Newcastle Upon Tyne

NE4 5BZ

United Kingdom

Email: transparency@homesengland.gov.uk

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government