



PAGABO®

The Developer-Led framework

The innovative way to accelerate housing delivery



Overview

The Developer-Led framework provides a compliant and efficient route for public sector bodies and registered housing providers to partner with experienced residential developers to deliver high quality, value led housing schemes. This innovative, one of a kind framework is already being used to deliver over £7.2bn in Gross Development Value across the UK.

The framework supports affordable, mixed tenure, and regeneration led housing while enabling clients to retain control over procurement, land, and strategic outcomes, reducing complexity, accelerating delivery, and maximising social, economic, and environmental value.

The Aim

The core aim of the Developer-Led Framework is to enable successful, sustainable housing development outcomes by:

- ✓ Speeding up housing development through a compliant, ready to use procurement route
- ✓ Providing access to experienced developers across affordable and mixed tenure housing.
- ✓ Offering flexible delivery models aligned to local housing strategies.
- ✓ Enabling early developer involvement to improve viability, design, and funding outcomes.
- ✓ Embedding social value to support local jobs, skills, and communities.

Framework structure

The framework is developer-led, meaning the appointed developer takes responsibility for coordinating the end to end development process, including design, funding (where applicable), construction and delivery.

This structure allows clients to tailor their approach while benefiting from a consistent, compliant framework agreement.

Compliance & assurance

The Developer-Led framework is fully compliant with UK public sector procurement regulations, giving clients confidence throughout the delivery of residential projects.

- Transparent and auditable route for appointing housing developers
- Pre-qualified developers assessed on financial strength, residential delivery capability, design quality, and social value and developer margins.
- Ongoing developer performance management and governance by Pagabo.
- Clear call-off procedures driving speed and compliance for all public sector bodies and housing associations.

Using the framework removes the need for lengthy standalone procurement exercises while ensuring regulatory compliance for housing projects, from feasibility through delivery and long term management.





What are the benefits?

The Developer-Led framework is the ideal housing solution for local authorities and housing associations looking to accelerate housing supply in their communities.

Speed

- Speed to housing delivery, significantly reduced procurement times accelerate start on site.

Risk mitigation

- Reduced delivery risk, single point of responsibility with pre vetted residential developers.

Value

- Value led housing outcomes, focus on whole life value, quality, and long-term sustainability.

Flexibility

- Flexible housing solutions, adaptable to affordable, mixed tenure, and regeneration schemes.

Social Value

- Embedded social value, aligned with local housing, community, economic, and environmental priorities.

Managed service

- Expert housing support, Pagabo guidance throughout the housing procurement and delivery journey.

Case studies



Tustin Estate Scheme



Client: **Southwark Council**
Developer: **Bouygues**

- Large scale council estate regeneration
- Nearly 700 new affordable and mixed-tenure homes
- Compliant, accelerated housing procurement
- Early developer input to support housing viability



Stevenage Station Gateway Development



Client: **Stevenage Borough Council**
Developer: **Muse Places**

- City centre regeneration including 1000 new homes
- Mixed-use scheme supporting housing-led placemaking
- Unlocking housing delivery through early partner involvement

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