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Tender

Legal Services Framework

The Guinness Partnership Ltd

F02: Contract notice

Notice identifier: 2024/S 000-001207

Procurement identifier (OCID): ocds-h6vhtk-042cfb

Published 15 January 2024, 9:28am

Section I: Contracting authority

I.1) Name and addresses

The Guinness Partnership Ltd

30 Brock Street, Regents Place

London

NW1 3FG

Contact

Chris Brown

Email

Chris.Brown@guinness.org.uk

Telephone

+44 7720169341

Country

United Kingdom

Region code

UK - United Kingdom

Internet address(es)

Main address

<http://www.guinnesspartnership.com/>

Buyer's address

<http://www.guinnesspartnership.com/>

I.3) Communication

The procurement documents are available for unrestricted and full direct access, free of charge, at

<https://procontract.due-north.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://procontract.due-north.com/>

I.4) Type of the contracting authority

Body governed by public law

I.5) Main activity

Housing and community amenities

Section II: Object

II.1) Scope of the procurement

II.1.1) Title

Legal Services Framework

Reference number

DN641639

II.1.2) Main CPV code

- 79100000 - Legal services

II.1.3) Type of contract

Services

II.1.4) Short description

The Guinness Partnership Limited is seeking to procure a Framework Agreement through a Restricted Procedure for Legal Services to provide advice and support across a variety of business areas that are broken down into various lots which are detailed below. For details of the services provided in each lot, please refer to the specification document provided as part of this procurement process, available as stated in section I.3. The Framework will last for four years with no options to extend for any further periods.

- Lot 1 - Development and Major Projects
- Lot 2 - Conveyancing and Contracts
- Lot 3 - Housing Management
- Lot 4 - Governance and Finance
- Lot 5 - Employment and Pensions

II.1.5) Estimated total value

Value excluding VAT: £9,320,000

II.1.6) Information about lots

This contract is divided into lots: Yes

Tenders may be submitted for all lots

II.2) Description

II.2.1) Title

Development and Major Projects

Lot No

1

II.2.2) Additional CPV code(s)

- 79100000 - Legal services
- 79110000 - Legal advisory and representation services
- 79140000 - Legal advisory and information services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Guinness is seeking the provision of legal advice to support housing development transactions, such as but not be limited to the following: land and build package deals for the acquisition of affordable housing from developers; stock rationalisation disposals and acquisitions; conveyancing and confirmation of good and marketable title in connection with the purchase of single dwellings or the purchase of land with or without planning consent from a single or several owners; confirmation of good and marketable title; void disposals and the like.

Additional requirements can be found within the specification document provided as part of this procurement process available as stated in section I.3.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £2,800,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Conveyancing and Contracts

Lot No

2

II.2.2) Additional CPV code(s)

- 79100000 - Legal services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Guinness is seeking the provision of legal advice relating to conveyancing activities undertaken by Registered Providers such as the sale of shared ownership, Freehold and Leasehold properties, staircasing and the creation of leases and legal documentation.

An additional element of this Lot will be the provision of legal advice relating to contract development with 3rd party suppliers, advice relating to the Public Contract Regulations 2015, Procurement Policy Reform and supplier risk management.

Additional requirements can be found within the specification document provided as part of this procurement process available as stated in section I.3.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £1,200,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Housing Management

Lot No

3

II.2.2) Additional CPV code(s)

- 79100000 - Legal services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Guinness is seeking the provision of legal advice relating to Anti-Social Behaviour proceedings, disrepair claims, general tenancy and leasehold management and rent, service charge and ground rent claims. In addition, advice will be sought in relation to the internal housing management policies and procedures.

Additional requirements can be found within the specification document provided as part of this procurement process.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £3,400,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Governance and Finance

Lot No

4

II.2.2) Additional CPV code(s)

- 79100000 - Legal services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Guinness is seeking the provision of legal advice relating to securitisation, arranging additional loan funding and revising the terms of current loan funding agreements. TGP work with various lenders and quasi-governmental departments.

Legal services providers are expected to have a detailed knowledge of the housing sector, FCA requirements, regulations, banking and company law whilst working to strict deadlines.

Additional requirements can be found within the specification document provided as part of this procurement process.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £1,600,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

II.2) Description

II.2.1) Title

Employment and Pensions

Lot No

5

II.2.2) Additional CPV code(s)

- 79100000 - Legal services

II.2.3) Place of performance

NUTS codes

- UK - United Kingdom

II.2.4) Description of the procurement

Guinness is seeking an annual fixed fee retainer service for the provision of legal advice relating to internal employment policies and procedures, employment contracts, employment issues & disputes, TUPE advice, pension advice, compliance and governance as well as delivering an annual, fixed fee retainer service. This retainer service will include a helpline, the review of contracts, policies and procedures as well as training and guidance for Guinness HR staff.

Additional requirements can be found within the specification document provided as part of this procurement process.

II.2.5) Award criteria

Price is not the only award criterion and all criteria are stated only in the procurement documents

II.2.6) Estimated value

Value excluding VAT: £320,000

II.2.7) Duration of the contract, framework agreement or dynamic purchasing system

Duration in months

48

This contract is subject to renewal

No

II.2.10) Information about variants

Variants will be accepted: No

II.2.11) Information about options

Options: No

II.2.13) Information about European Union Funds

The procurement is related to a project and/or programme financed by European Union funds: No

Section III. Legal, economic, financial and technical information

III.1) Conditions for participation

III.1.2) Economic and financial standing

Selection criteria as stated in the procurement documents

III.1.3) Technical and professional ability

Selection criteria as stated in the procurement documents

III.2) Conditions related to the contract

III.2.3) Information about staff responsible for the performance of the contract

Obligation to indicate the names and professional qualifications of the staff assigned to performing the contract

Section IV. Procedure

IV.1) Description

IV.1.1) Type of procedure

Restricted procedure

IV.1.3) Information about a framework agreement or a dynamic purchasing system

The procurement involves the establishment of a framework agreement

Framework agreement with several operators

In the case of framework agreements, provide justification for any duration exceeding 4 years:

IV.1.8) Information about the Government Procurement Agreement (GPA)

The procurement is covered by the Government Procurement Agreement: Yes

IV.2) Administrative information

IV.2.2) Time limit for receipt of tenders or requests to participate

Date

1 March 2024

Local time

5:00pm

IV.2.4) Languages in which tenders or requests to participate may be submitted

English

IV.2.6) Minimum time frame during which the tenderer must maintain the tender

Duration in months: 3 (from the date stated for receipt of tender)

Section VI. Complementary information

VI.1) Information about recurrence

This is a recurrent procurement: No

VI.3) Additional information

Although this Framework is being procured by The Guinness Partnership Ltd, we reserve the right to allow any entity within The Guinness Partnership Ltd group of companies to access it without restriction.

Information around the current structure of The Guinness Partnership Ltd can be found here - <https://www.guinnesspartnership.com/about-us/legal-and-governance/our-group-structure/>. However, this list is not exhaustive and may be added to throughout the lifetime of the Framework.

In addition, the values indicated in this notice are the best possible estimates available at the time and do not commit Guinness to any level of expenditure.

VI.4) Procedures for review

VI.4.1) Review body

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom