

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/003571-2024>

Tender

## **TFL 96511 - Property Consultancy & Development Framework Three**

Transport for London

F02: Contract notice

Notice identifier: 2024/S 000-003571

Procurement identifier (OCID): ocds-h6vhtk-03f4f4

Published 2 February 2024, 3:35pm

The closing date and time has been changed to:

**29 March 2024, 5:00pm**

See the [change notice](#).

### **Section I: Contracting authority**

#### **I.1) Name and addresses**

Transport for London

5 ENDEAVOUR SQUARE

LONDON

E201JN

#### **Contact**

Olu Ayandipo

#### **Email**

[OluAyandipo@tfl.gov.uk](mailto:OluAyandipo@tfl.gov.uk)

**Country**

United Kingdom

**Region code**

UK - United Kingdom

**Justification for not providing organisation identifier**

Not on any register

**Internet address(es)**

Main address

<https://tfl.gov.uk>

Buyer's address

<https://tfl.gov.uk>

**I.3) Communication**

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

<https://s1-eu.riba.com/>

Additional information can be obtained from the above-mentioned address

Tenders or requests to participate must be submitted electronically via

<https://s1-eu.riba.com/>

Tenders or requests to participate must be submitted to the above-mentioned address

**I.4) Type of the contracting authority**

Regional or local authority

**I.5) Main activity**

General public services

---

## **Section II: Object**

### **II.1) Scope of the procurement**

#### **II.1.1) Title**

TFL 96511 - Property Consultancy & Development Framework Three

#### **II.1.2) Main CPV code**

- 70000000 - Real estate services

#### **II.1.3) Type of contract**

Services

#### **II.1.4) Short description**

This Framework is for the procurement of Property Consultancy Services to provide services to Transport for London (TfL), Places for London and the Greater London Authority (GLA). It will also be made available for London Boroughs to use.

The Framework will be procured for 4 years and 0 month duration.

#### **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**

Consultancy Commercial

Lot No

1

#### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

The Service Provider(s) is/are to provide Consultancy in relation to Places for London's portfolio of commercial property assets.

This also includes all of TfL, Greater London authority and all London Boroughs

The Consultant will have experience of properties across retail, leisure, office, industrial, mixed use, arches, land and other uses for the purposes of management, investment and development of TfL's property estate and for operational uses in support of TfL's occupational property requirements.

### **II.2.5) Award criteria**

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

### **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) Description**

### **II.2.1) Title**

Consultancy Residential

Lot No

2

### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

The Service Provider(s) is/are to provide Consultancy in relation to Places for London's portfolio of commercial property assets.

This also includes all of TFL, Greater London authority and all London Boroughs

The Consultant will have experience of properties across the residential sector for the purposes of management, investment and development of TfL's property estate for both sales led and rental led opportunities.

### **II.2.5) Award criteria**

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

### **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) Description**

### **II.2.1) Title**

Town Planning

Lot No

3

### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

TfL owns around 5,700 acres of land across the Capital including buildings, land attached to Tube stations, railways and highways, making us one of London's largest landowners. These sites provide an opportunity to generate revenue while helping us to support the growth of jobs and housing in London. TfL also work with adjoining landowners. The achievement of the Property Development, Planning and Design Team to deliver development of a significant number of sites will be underpinned by external town planning consultancy support when required. In most cases, the town planning work will seek to optimise housing delivery and good placemaking, and ultimately maximise development returns on the selected sites, in order to release revenue to support the development of transport schemes in London.

### **II.2.5) Award criteria**

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

### **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) Description**

#### **II.2.1) Title**

Land Referencing

Lot No

4

#### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

#### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

#### **II.2.4) Description of the procurement**

The Service Provider will be required to provide services for Compulsory Purchase and Land Ownership investigation. These include but are not limited to:

- Undertake Land Registry searches to ascertain identity of owners/ occupiers
- Produce schedule of contact names and addresses including multiple addresses to which notices should be sent. This needs to include company registered offices for which searches will be needed

- Undertake physical visits to the land to be subject to compulsory purchase to record actual occupiers, any apparent easements and obvious physical boundaries for use in devising a plot plan. Record the information obtained in hard copy form whilst on site.

#### **II.2.5) Award criteria**

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

#### **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) Description**

#### **II.2.1) Title**

Development Management

Lot No

5

#### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

#### **II.2.3) Place of performance**

NUTS codes



- UK - United Kingdom

#### **II.2.4) Description of the procurement**

The Service Provider(s) is/are to provide Development Management advisory in relation to the development of TfL's portfolio of property assets (which are classified as being integral, adjacent, or remote to its operational activities).

#### **II.2.5) Award criteria**

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

#### **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) Description**

#### **II.2.1) Title**

Valuations

Lot No

6

#### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

The Service Provider(s) is/are to provide Consultancy and Valuation advice in relation to TfL's portfolio of property assets.

The Consultant will have experience of properties across retail, office, residential, industrial, mixed use, land and other uses including operational.

### **II.2.5) Award criteria**

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

### **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) Description**

### **II.2.1) Title**

Rights of Light and Neighbourly Matters

Lot No

7

### **II.2.2) Additional CPV code(s)**

- 70000000 - Real estate services
- 71000000 - Architectural, construction, engineering and inspection services

### **II.2.3) Place of performance**

NUTS codes

- UK - United Kingdom

### **II.2.4) Description of the procurement**

Places for London (Places) wish to appoint expert specialist consultant to provide advice on Rights of Light (RoLs), daylight and sunlight and other associated neighbourly matters.

### **II.2.5) Award criteria**

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

### **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

---

## **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

---

## **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

#### **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.2.1) Previous publication concerning this procedure**

Notice number: [2023/S 000-024243](#)

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

Originally published as:

Date

8 March 2024

Changed to:

Date

29 March 2024

Local time

5:00pm

See the [change notice](#).

**IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

5 April 2024

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

English

---

## **Section VI. Complementary information**

### **VI.1) Information about recurrence**

This is a recurrent procurement: No

### **VI.3) Additional information**

This contract notice (and the associated procurement documents) are published in good faith. No warranty is given as to the accuracy or completeness of the information contained in it. Any liability for inaccuracy or incompleteness is expressly disclaimed by the GLA and TfL and its advisors.

Nothing in this contract notice (nor in the associated procurement documents) will be taken as constituting an offer (whether implied or otherwise) or any agreement, whether express

or implied between, the GLA/TfL, any other Contracting Authority and any other party. The GLA/TfL reserves the right to withdraw from, cancel or amend the procurement process and may award the Restricted Procedure Contract in whole, in part or not at all as a result of this call for competition with no liability on its part.

Entering into the Framework Agreement does not guarantee any level of services and/or works will be called-off by the contracting authorities. The GLA/TfL shall not be liable for any costs or expenses incurred by any economic operator in considering and/or responding to the procurement process and/or resulting from any amendment or cancellation of this procurement exercise.

Bidders submit a response to the SSQ at their own risk. All discussions will be conducted in English. Tenders and supporting documents must be priced in Pounds Sterling and all payments made under the Contract will be in Pounds Sterling.

To express an interest in this tender, Bidders need to complete and submit a response to the SSQ in response to the deadline in Section IV.2.2. Those who are successful in the SSQ will be invited to tender for the ITT stage.

To access the procurement documents, complete and submit the SSQ, Bidders will need to be registered on the Client's online eTendering portal. To register or to check if you are already registered log on to

<https://s1-eu.riba.com/Sourcing/Main/ad/selfRegistration?real>

m=TfL

Once you have completed or confirmed registration, please email [OluAyandipo@tfl.gov.uk](mailto:OluAyandipo@tfl.gov.uk) with your organisation's details requesting to be added to the opportunity on SAP Ariba.

Further instructions and guidance are included in the SSQ and other procurement documents on SAP Ariba.

Bidders must read the instructions carefully before proceeding with registration and are advised to satisfy themselves that they understand all the requirements of the procurement and terms of the contract and the rules of the procurement process before submitting their tender response.

If you have any problems using the ARIBA portal - accessing your account, logging in, accessing SSQ and draft ITT documents, or submitting tenders please contact the Ariba Supplier Enablement team directly by email to: [Ariba\\_supplier\\_enablement@tfl.gov.uk](mailto:Ariba_supplier_enablement@tfl.gov.uk).

This Framework Agreement can be used upon award by all the following:

Places for London.

Greater London Authority.

London boroughs (all 33) & City of London.

Transport for London and its subsidiaries.

#### **VI.4) Procedures for review**

##### **VI.4.1) Review body**

Transport for London

London

Country

United Kingdom

##### **VI.4.3) Review procedure**

Precise information on deadline(s) for review procedures

In accordance with the Public Contracts Regulations 2015 (S.I. 2015/102), Part 3. Please note that award decision notices (standstill letters) will be issued under Regulation 86 (and a Regulation 87 standstill period will be observed) at the completion of the ITT stage.