

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/004976-2026>

Tender

Developments Legal Services Framework

Places for People Group Limited

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

Notice identifier: 2026/S 000-004976

Procurement identifier (OCID): ocds-h6vhtk-0607ff

Published 20 January 2026, 4:05pm

Changes to notice

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

In the questionnaire, the following changes have been made to the tenderbox; Added section to upload the documents. As a result, we have closed the original tenderbox, for the new tenderbox please follow the below link. <https://placesforpeople.delta-esourcing.com/respond/PPH3499AW9>

Scope

Description

Places for People Group are seeking applications from qualified and experienced legal firms to be appointed to a 4-year framework agreement. The framework agreement will consist of 3 Lots providing legal services for the Developments division of the business, in a cost effective and efficient way for the next 4 years, ending in 2030.

This will ensure stability of service delivery and provide an element of cost certainty for the business. The areas of service required will be for England, Wales and Scotland, consequently we have decided to split lots into services based on region. There are 3 lots in total and will consist of:

England and Wales -

Lot 1- Developments General (5 firms to be appointed)

Lot 2- Developments Disputes (3 firms to be appointed)

Scotland -

Lot 3- Developments General and Disputes (3 firms to be appointed)

On all Developments legal services UK wide, we anticipate the value of the contract (based on addressable spend) to be approximately £7 million (per annum).

Further Contracts awarded under the Framework for either Places for People Group companies' members will be awarded in accordance with either the Direct Award or Competitive Award Procedure as described in the Framework Agreement.

To view this notice, please click here:

<https://placesforpeople.delta-esourcing.com/delta/viewNotice.html?noticeId=1007865828>

Commercial tool

Establishes a framework

Total value (estimated)

- £28,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 1 May 2026 to 30 April 2030
- 4 years

Main procurement category

Services

CPV classifications

- 79100000 - Legal services

Not the same for all lots

Contract locations are shown in Lot sections, because they are not the same for all lots.

Lot 1. England and Wales Developments General

Description

It is important to note that the services listed under this lot are designed to be indicative of the types of legal services that will be required but this is not intended to be exhaustive.

Lot 1- Developments General (England and Wales)

Land acquisition (bare land and serviced parcels)

Land disposals (bare land and serviced panels)

Land and build contracts for completed or partially completed dwellings (e.g turnkey, golden brick)

Bulk sales of complete dwelling or partially completed dwellings, including institutional investor sales (e.g. Private Rented Sector)

Strategic Land work

Planning matters (e.g. negotiation of planning agreements, strategic planning advice)

Dealing with the construction packages for self-delivery schemes to include negotiation of construction contracts, warranties etc. Review of the same on acquisitions from others with vendor build obligations.

Plots sales open market

Plot sales shared ownership

Lot value (estimated)

- £10,000,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 2. Development Disputes (England and Wales)

Description

Lot 2- Developments Disputes (England and Wales)

Property litigation

Construction disputes

Supplier disputes

Customer care disputes

Lot value (estimated)

- £9,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Lot 3. Developments General and Legal (Scotland)

Description

Lot 3- Developments General and Disputes (Scotland)

Land acquisition (bare land and serviced parcels)

Land disposals (bare land and serviced panels)

Land and build contracts for completed or partially completed dwellings (e.g turnkey, golden brick)

Bulk sales of complete dwelling or partially completed dwellings, including institutional investor sales (e.g. Private Rented Sector)

Strategic Land work

Planning matters (e.g. negotiation of planning agreements, strategic planning advice)

Dealing with the construction packages for self-delivery schemes to include negotiation of construction contracts, warranties etc. Review of the same on acquisitions from others with vendor build obligations.

Plots sales open market

Plot sales shared equity

Property litigation

Construction disputes

Supplier disputes

Customer care disputes

Lot value (estimated)

- £9,000,000 including VAT

Framework lot values may be shared with other lots

Contract locations

- UK - United Kingdom

Same for all lots

CPV classifications and contract dates are shown in the Scope section, because they are the same for all lots.

Framework

Maximum number of suppliers

11

Maximum percentage fee charged to suppliers

0%

Further information about fees

N/A

Framework operation description

Hourly Rate and Fee Scale

Award method when using the framework

Either with or without competition

Contracting authorities that may use the framework

Establishing party only

Participation

Particular suitability

Lot 1. England and Wales Developments General

Lot 2. Development Disputes (England and Wales)

Lot 3. Developments General and Legal (Scotland)

- Small and medium-sized enterprises (SME)
 - Voluntary, community and social enterprises (VCSE)
-

Submission

Enquiry deadline

3 February 2026, 4:00pm

Tender submission deadline

11 February 2026, 4:00pm

Submission address and any special instructions

<https://placesforpeople.delta-esourcing.com/>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Award decision date (estimated)

1 May 2026

Award criteria

Name	Description	Type	Weighting
Quality and Technical Merit	Percentage	Quality	60%
Pricing	Percentage	Price	40%

Other information**Applicable trade agreements**

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Open procedure

Contracting authority

Places for People Group Limited

- Public Procurement Organisation Number: PCLC-2366-MYPY

305 Grays Inn Road

London

WC1X 8QR

United Kingdom

Contact name: Lucy Smith

Email: ProcurementTeam@placesforpeople.co.uk

Region: UKI31 - Camden and City of London

Organisation type: Public authority - sub-central government