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Tender

Homes England - Legal Services Framework 2026-2030

Homes England (the name adopted by the Homes and Communities Agency)

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

Notice identifier: 2026/S 000-006121

Procurement identifier (OCID): ocds-h6vhtk-050d01 ([view related notices](#))

Published 23 January 2026, 11:40am

Changes to notice

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

Scope

Reference

DN791951

Description

Homes England is planning to appoint a national framework of legal professional service providers to provide a range of property and investment related legal services. It is proposed that the framework will cover services over 2 lots, with lot 1 for real estate and investment legal services (including affordable housing) and lot 2 for corporate legal services. Individual commissions and appointments from the framework will be either be via direct award or further competition.

A reference to Homes England means Homes England (the name adopted by the Homes and Communities Agency), its subsidiaries (including but not limited to the National Housing Bank) or anyone acting on behalf of Homes England that is seeking to invite suitable Suppliers to participate in this procurement process.

Commercial tool

Establishes a framework

Total value (estimated)

- £63,000,000 excluding VAT
- £75,600,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 18 November 2026 to 17 November 2030
- 4 years

Main procurement category

Services

CPV classifications

- 79100000 - Legal services
- 79000000 - Business services: law, marketing, consulting, recruitment, printing and security

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)

Lot constraints

Description of how multiple lots may be awarded:

Suppliers may bid for both Lots and can be appointed to both Lots.

Please refer to Memorandum of Information and Procurement Specific Questionnaire.

Not the same for all lots

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

Lot 1. Real Estate and Investment Legal Services

Description

An overview of the Real Estate and Investment legal services we are seeking to procure includes:

Mandatory

- (a) Real Estate: including Acquisitions, Disposals and Building Leases;
- (b) Real Estate Litigation including mortgage enforcement and possession claims;
- (c) Development & Construction incl. building safety regime;
- (d) Planning: including CPO;
- (e) Environmental Law including biodiversity & net gain
- (f) Commercial Property: Property Finance,
- (g) Infrastructure and Regeneration (including unincorporated delivery routes);
- (h) Property: plot sales and estate management;
- (i) Grant Agreements and associated matters;
- (j) Affordable Housing and Shared Ownership;
- (k) Banking (development finance to SMEs/bilateral loans (work currently undertaken via our SME lending team) and any consequential initial Restructuring (in the event of default e.g. reservation of rights letters);
- (l) Public/Administrative Law incl. procurement & subsidy control;
- (m) Commercial law;

(n) Contracts (goods, works and services);

(o) Intellectual Property;

(p) Employment Law;

Additional Services (Optional)

(q) Landlord and Tenant

(r) Residential mortgage regulatory advice and residential mortgage repossession

(s) Agricultural law;

(t) Debt Recovery

Lot value (estimated)

- £35,000,000 excluding VAT
- £42,000,000 including VAT

Framework lot values may be shared with other lots

Options

The right to additional purchases while the contract is valid.

The right to additional purchases while the contract is valid.

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

Same for all lots

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

Lot 2. Corporate Legal Services

Description

An overview of Corporate legal services we are seeking to procure includes:

- (a) Banking- structured real estate finance, infrastructure finance, lending alliances and MMC (and associated disciplines for legal compliance);
- (b) Guarantees (to be issued by Homes England and associated structures);
- (c) Equity Finance including venture structures and joint ventures (and associated disciplines for legal compliance) (For private equity and venture capital activity - including related fund formation, capital deployment, acquisitions, debt and equity financing, complex restructurings, portfolio management and exits) and ancillary services including IP;
- (d) Infrastructure and Regeneration (including incorporated delivery routes);
- (e) Restructuring (including in the event of distress) and Insolvency;
- (f) Company law: corporate law matters including SPVs and Joint Ventures - contractual and company structures to deliver land and investment transactions;
- (g) Financial Regulation and Taxation;
- (h) Public/Administrative Law incl. procurement & subsidy control;

Additional Services (Optional)

- (i) Affordable Housing and Shared Ownership;
- (j) Funds (regulated and quasi regulated)

Lot value (estimated)

- £28,000,000 excluding VAT
- £33,600,000 including VAT

Framework lot values may be shared with other lots

Same for all lots

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

Framework

Maximum number of suppliers

18

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

Establishing party only

Participation

Legal and financial capacity conditions of participation

Lot 1. Real Estate and Investment Legal Services

Lot 2. Corporate Legal Services

Please refer to Memorandum of Information and Procurement Specific Questionnaire.

Technical ability conditions of participation

Lot 1. Real Estate and Investment Legal Services

Lot 2. Corporate Legal Services

Please refer to Memorandum of Information and Procurement Specific Questionnaire.

Particular suitability

Lot 1. Real Estate and Investment Legal Services

Lot 2. Corporate Legal Services

Small and medium-sized enterprises (SME)

Submission

Enquiry deadline

13 February 2026, 5:00pm

Submission type

Requests to participate

Deadline for requests to participate

20 February 2026, 5:00pm

Submission address and any special instructions

To be submitted via ProContract via: <https://procontract.due-north.com/Procurer/Advertiser/View?advertisId=db053329-4bf5-f011-813c-005056b64545&fromAdvertiserEvent=True>

Tenders may be submitted electronically

Yes

Languages that may be used for submission

English

Suppliers to be invited to tender

Lot 1. Real Estate and Investment Legal Services

Lot 2. Corporate Legal Services

Maximum 16 suppliers per lot

Selection criteria:

per lot

Award decision date (estimated)

17 September 2026

Award criteria**Lot 1. Real Estate and Investment Legal Services**

Name	Description	Type	Weighting
Non-financial Quality	40% written quality (including 10% social value) and 20% interview. Question 1 - Written Quality - Social Value (Outcome 8) = 10% Question 2 - Written Quality - Resources, Capacity & Skills = 3% Question 3 - Written Quality - Quality Assurance = 3% Question 4 - Written Quality - Real Estate = 7% Question 5 - Written Quality- SME Banking = 7% Question 6 - Written Quality - Commercial and Procurement = 6% Question 7 - Written Quality - Affordable Housing = 4% Question 8 - Interview - Service Quality = 3% Question 9 - Interview - Subsidy = 6% Question 10 Interview - Real Estate = 6% Question 11 - Interview - Regeneration = 5% Further details are provided in the Memorandum of Information.	Quality	60.00%
Commercial Price	Further details are provided in the Memorandum of Information.	Price	40.00%

Lot 2. Corporate Legal Services

Name	Description	Type	Weighting
Non-financial Quality	40% written quality (including 10% social value) and 20% interview. Question 1 - Written Quality - Social Value (Outcome 8) = 10% Question 2 - Written Quality - Resources, Capacity & Skills = 4% Question 3 - Written Quality - Quality Assurance = 3% Question 4 - Written Quality - Commercial - Joint Ventures = 7% Question 5 - Written Quality - Structure Real Estate Finance = 7% Question 6 - Written Quality - Restructuring = 9% Question 7 - Interview - Service Quality = 3% Question 8 - Interview - Procurement = 3% Question 9 - Interview - Banking = 7% Question 10 - Interview - Regeneration and Joint Ventures = 7% Further details are provided in the Memorandum of Information.	Quality	60.00%
Commercial Price	Further details are provided in the Memorandum of Information.	Price	40.00%

Other information

Payment terms

Please see draft framework agreement.

Applicable trade agreements

- Government Procurement Agreement (GPA)

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

The competitive flexible procedure will adopt the following process:

1: Participation stage (PSQ);

2: Invitation to Tender (ITT);

3: Framework Award.

Further details are provided in the Memorandum of Information.

Documents

Documents to be provided after the tender notice

Procurement documents can be found via: <https://procontract.due-north.com/Procurer/Advertis/View?advertId=db053329-4bf5-f011-813c-005056b64545&fromAdvertEvent=True>

The opportunity can be accessed via the Homes England eTendering system. Bidders wishing to be considered for this contract must register their expression of interest and submit through Homes England's eTendering system. If not already registered, candidates must register at <https://procontract.due-north.com/Login>

Should updated documents be issued or further information become available this will be provided via the Homes England eTendering system.

Contracting authority

Homes England (the name adopted by the Homes and Communities Agency)

- Public Procurement Organisation Number: PMTT-3573-RLZV

The Lumen

Newcastle upon Tyne

NE4 5BZ

United Kingdom

Telephone: +44 3001234500

Email: transparency@homesengland.gov.uk

Website: <https://www.gov.uk/government/organisations/homes-england>

Region: UKC22 - Tyneside

Organisation type: Public authority - sub-central government