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Tender

Linen Hall Cluster - Architectural Design Services

The Crown Estate

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

Notice identifier: 2026/S 000-010492

Procurement identifier (OCID): ocds-h6vhtk-0648f6

Published 5 February 2026, 1:49pm

Scope

Description

The Crown Estate will shortly commence a competitive, flexible procurement process for the provision of design services for the Linen Hall Cluster, located in London's West End. The scope of this provision will include Architectural, Lead Designer & Coordinator, Building Regulations Principal Designer, CDM Principal Designer & BIM Coordinator services.

The Linen Hall Cluster is comprised of the following buildings:

1. The Linen Hall, 156-170 (even) Regent Street, 1-13 (odd) Beak Street and 62-70 (even) Kingly Street, London ('Linen Hall')
2. 172-182 Regent Street, 184-186 Regent Street and 60-61 Kingly Street, London ('60 Kingly Street')
3. 25-34 (all) Warwick Street and 132-150 Regent Street, London ('30 Warwick Street')

The procurement process will be conducted across two competitive stages. Participation will be subject to suppliers meeting the bidder conditions. These conditions of participation set the legal, financial, and technical thresholds necessary to deliver the contract. Further instructions on how to access the conditions and submit a request to participate can be

found further in this notice.

Through a competitive, flexible procedure The Crown Estate will test and inform the award strategy in collaboration with bidders, retaining the option to appoint services per building or by organising the buildings into defined groupings with consideration to RIBA stages. This flexible approach will be subject to set criteria, introducing creativity and innovation at bid stage in order to identify the optimum delivery approach.

Under the scope of appointment, a notice to proceed will be instructed prior to commencing each RIBA stage. The envisaged services are:

1. Architectural Designer (RIBA 0-7)
2. Lead Designer and coordinator (RIBA 0-7)
3. Building Regulations Principal Designer (0-6)
4. CDM Principal Designer (RIBA 0-6)
5. BIM Coordinator (RIBA 0-7)

The Client acknowledges that some services may be subject to sub-contract arrangements and/or delivery by associated persons which is permitted. Joint tenders may also be submitted via multiple suppliers as part of a consortia, joint venture, or partnership.

The Client may introduce further, provisional services through the course of the procurement process, subject to capability and capacity and in compliance with the procurement rules and procedures.

Total value (estimated)

- £10,000,000 excluding VAT
- £12,000,000 including VAT

Above the relevant threshold

Contract dates (estimated)

- 6 July 2026 to 4 July 2031
- 4 years, 11 months, 30 days

Main procurement category

Services

CPV classifications

- 79415200 - Design consultancy services

Contract locations

- UKI - London

Submission

Submission type

Requests to participate

Deadline for requests to participate

2 March 2026, 12:00pm

Submission address and any special instructions

<https://secure.sourcedogg.com/profile/676e86f0-50b5-4563-b7b6-529dcfeb28b7/requests/>

[74758](#)**Tenders may be submitted electronically**

Yes

Languages that may be used for submission

English

Award decision date (estimated)

25 June 2026

Award criteria

Name	Description	Type	Weighting
Quality / Technical	Competitive Stage 1 Assessment against mandatory requirements and technical project pre-qualification criteria Please note, this will be followed by a further competitive stage which will be assessed against technical and commercial criteria	Quality	100%

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Competitive flexible procedure

Competitive flexible procedure description

Participation Stage

Commencing upon publication of this UK4 tender notice this stage invites supplier requests to participate subject to the conditions of participation. The window for supplier requests will close at midday on Monday 2nd March and details of how to submit a request are provided further in this notice.

To help inform interest, the Client will host an introductory webinar on 12 February for potential bidders to learn more about the Project and the procurement procedure.

Competitive Stage 1

Bidders meeting the conditions of participation will be invited to submit a quality based proposal in response to the project brief and pre-qualification criteria. Subject to evaluation, a specified number of highest scoring bidders will be shortlisted to proceed in stage 2 of the competitive process.

Anticipated to commence - March 2026

Competitive Stage 2

Shortlisted bidders will be invited to submit full quality and cost proposals in response to the delivery criteria and creative brief. Bids will be assessed on a Most Advantageous

Tender (MAT) basis and in accordance with the award methodology.

Anticipated to commence - April 2026

Documents

Documents to be provided after the tender notice

Subject to meeting the conditions of participation, bidders will receive an invitation to join the competitive stage on the clients e-portal within the SourceDogg platform, allowing them to access the tender information and raise and respond to clarifications throughout the procurement process.

Contracting authority

The Crown Estate

- Public Procurement Organisation Number: PYYN-4743-GYVQ

1 St James Market

London

SW1Y 4AH

United Kingdom

Email: tenders@thecrownestate.co.uk

Region: UKI32 - Westminster

Organisation type: Public authority - central government