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Contract

## **Streamlining Section 106: developing standard clauses, obligations, guidance and best practice tools**

Improvement and Development Agency for Local Government (IDeA)

UK7: Contract details notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-010584

Procurement identifier (OCID): ocds-h6vhtk-05e944 ([view related notices](#))

Published 5 February 2026, 3:11pm

### **Scope**

### **Reference**

SS106

### **Description**

The Planning Advisory Service (PAS) are commissioning a practical S106 support package for local planning authorities (LPAs), which is designed to address longstanding concerns about lengthy, inconsistent, and resource intensive negotiations on S106 agreements. The commission will initially focus on standardised templates and obligations for scales of development that fall within the government's proposed medium sized category i.e. 10 to 49 homes. The commission is aimed at delivering practical tools built for LPAs that will:

Reduce the time taken to complete S106 agreements;

Give officers and legal teams clear, consistent wording they can use immediately;

Support earlier and more transparent conversations with applicants; and

Improve confidence that obligations are legally sound and consistently applied across the sector.

The outputs will be designed to meet the needs of LPAs, while also providing the clarity and consistency developers and their legal representatives need to approach negotiations with confidence

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## **Contract 1**

### **Supplier**

- TOWN LEGAL LLP

### **Contract value**

- £175,000 excluding VAT
- £210,000 including VAT

Below the relevant threshold

### **Date signed**

23 January 2026

### **Contract dates**

- 26 January 2026 to 31 December 2026
- 11 months, 6 days

## Main procurement category

Services

## Options

The right to additional purchases while the contract is valid.

To include more complicated development categories in 26/27

## CPV classifications

- 79100000 - Legal services

## Key performance indicators

Name	Description
Contract onboarding	Contract onboarding and project initiation completed within 7 working days of the award of contract
Final delivery plan	Final delivery plan and Unit 2–6 design note / project initiation document signed off with PAS within 4 weeks
Fortnightly meeting structure in place with PAS	

## Procedure

## Procedure type

Below threshold - open competition

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## Supplier

### TOWN LEGAL LLP

- Companies House: OC413003

10 Throgmorton Avenue

London

EC2N 2DL

United Kingdom

Email: [simon.ricketts@townlegal.com](mailto:simon.ricketts@townlegal.com)

Region: UKI31 - Camden and City of London

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1

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## Contracting authority

## **Improvement and Development Agency for Local Government (IDeA)**

- Companies House: 03675577

18 smith square

london

sw1p 3hz

United Kingdom

Contact name: Rachael Ferry-Jones

Email: [Rachael.Ferry-Jones@local.gov.uk](mailto:Rachael.Ferry-Jones@local.gov.uk)

Region: UKI32 - Westminster

Organisation type: Public authority - sub-central government