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Tender

## **Architect , Employer's Agent, and Principal Designer (Building Regulations) Framework Agreement**

Abri Group Limited

F02: Contract notice

Notice identifier: 2024/S 000-010699

Procurement identifier (OCID): ocids-h6vhtk-044f21

Published 3 April 2024, 10:48am

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

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

Abri Group Limited

Collins House, Bishopstoke Road

Eastleigh, Hampshire

SO50 6AD

#### **Email**

[andrew.withnall1@abri.co.uk](mailto:andrew.withnall1@abri.co.uk)

#### **Telephone**

+44 3001231567

#### **Country**

United Kingdom

#### **NUTS code**

UK - United Kingdom

**Internet address(es)**

Main address

[www.abri.co.uk](http://www.abri.co.uk)

**I.3) Communication**

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

<https://in-tendhost.co.uk/abri>

Additional information can be obtained from the above-mentioned address

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

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

Body governed by public law

**I.5) Main activity**

Housing and community amenities

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**Section II: Object**

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

**II.1.1) Title**

Architect , Employer's Agent, and Principal Designer (Building Regulations) Framework Agreement

Reference number

P/ABRI 0933/2024

**II.1.2) Main CPV code**

- 71200000 - Architectural and related services

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

Services

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

Abri are looking to put into place a Framework Agreement for the provision of Architect, Employer's Agent, and Principal Designer services across the group: Lot 1 = Architect Lot 2 = Employer's Agent Lot 3 = Principal Designer (Building Regulations) Tenderers can bid for one or more Lots. All information is published within the Tender [Pack.https://in-tendhost.co.uk/abri](https://in-tendhost.co.uk/abri) Tender reference: P/ABRI 0933/2024

### **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**

Architect

Lot No

1

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

- 71200000 - Architectural and related services
- 71315200 - Building consultancy services

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

NUTS codes

- UK - United Kingdom

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

Architect services: In 2025 Abri celebrates our centenary of building and managing homes for those in need of affordable housing. In 2023, housing provider Silva Homes Limited became a member of Abri Group. Together, we have a growing portfolio of over 50,000 homes and community assets across the south and south west of England and plan to

deliver 10000 new homes over the period 2020-2030. For more information on Abri please go to our website at <https://www.abri.co.uk/> Our development strategy to deliver approximately 1000 new homes per annum in the period to 2030 requires the services of Architects, also including CDM Principal Designer. While the development programme will involve a proportion of section 106 developer led projects, we envisage expanding our land-led opportunities requiring the services of Architects. As part of our overall strategy target, Oriel Housing Ltd has a business plan to construct 250 homes per year through our in-house contractor, Abri Build and these will also require Architect services. Our Asset Management programme may also require Architect services to support regeneration, refurbishment or re-instatement projects and special projects maintenance works. This proposed framework agreement will also be available to any member of the Wayfarer Consortium <https://wayfarerpartnership.com/> whose development programmes are in addition to the numbers given above.

### **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

Yes

Description of renewals

Renewed upon expiry

### **II.2.9) Information about the limits on the number of candidates to be invited**

Envisaged number of candidates: 30

Objective criteria for choosing the limited number of candidates:

Set out in tender documents

### **II.2.10) Information about variants**

Variants will be accepted: No

### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

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

Employer's Agent

Lot No

2

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

- 71315200 - Building consultancy services

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

NUTS codes

- UK - United Kingdom

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

Employer's Agent services: In 2025 Abri celebrates our centenary of building and managing homes for those in need of affordable housing. In 2023, housing provider Silva Homes Limited became a member of Abri Group. Together, we have a growing portfolio of over 50000 homes and community assets across the south and south west of England and plan to deliver 10000 new homes over the period 2020-2030. For more information on Abri please go to our website at <https://www.abri.co.uk/> Our development strategy to deliver approximately 1000 new homes per annum in the period to 2030 requires the services of Employer's Agents, also including Clerk of Works and CDM Principal Designer. As part of our overall strategy target, Oriel Housing Ltd has a business plan to construct 250 homes per year through our in-house contractor, Abri Build and these may also require the services of Employer's Agents. Our Asset Management programme may

also require Employer's Agent services to support regeneration, refurbishment or re-instatement projects and special projects maintenance works. This proposed framework agreement will also be available to any member of the Wayfarer Consortium <https://wayfarerpartnership.com/> whose development programmes are in addition to the numbers given above.

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

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Objective criteria for choosing the limited number of candidates:

Set out in tender documents

#### **II.2.10) Information about variants**

Variants will be accepted: No

#### **II.2.11) Information about options**

Options: No

### **II.2.13) Information about European Union Funds**

The procurement is related to a project and/or programme financed by European Union funds: No

## **II.2) Description**

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

Principal Designer (Building Regulations)

Lot No

3

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

- 71315200 - Building consultancy services

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

NUTS codes

- UK - United Kingdom

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

Principal Designer (Building Regulations) services: In 2025 Abri celebrates our centenary of building and managing homes for those in need of affordable housing. In 2023, housing provider Silva Homes Limited became a member of Abri Group. Together, we have a growing portfolio of over 50000 homes and community assets across the south and south west of England and plan to deliver 10000 new homes over the period 2020-2030. For more information on Abri please go to our website at <https://www.abri.co.uk/> Our development strategy to deliver approximately 1000 new homes per annum in the period to 2030 requires the services of Principal Designer (Building Regulations). While the development programme will involve a proportion of section 106 developer led projects, we envisage expanding our land-led opportunities requiring the services of Principal Designer (Building Regulations). As part of our overall strategy target, Oriel Housing Ltd has a business plan to construct 250 homes per year through our in-house contractor, Abri Build and these will also require Principal Designer (Building Regulations) services. Our Asset Management programme may also require Principal Designer (Building Regulations) services to support refurbishment or re-instatement projects. This proposed framework agreement will also be available to any member of the Wayfarer Consortium <https://wayfarerpartnership.com/> whose development programmes are in addition to the numbers given above.

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

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

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This contract is subject to renewal

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### **II.2.10) Information about variants**

Variants will be accepted: No

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## **Section III. Legal, economic, financial and technical information**

### **III.1) Conditions for participation**

#### **III.1.1) Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers**

List and brief description of conditions

Meet the criteria set out in the tender documents.

#### **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

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## **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

In the case of framework agreements, provide justification for any duration exceeding 4 years:

N/A

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

Date

5 May 2024

Local time

11:59pm

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

English

#### **IV.2.6) Minimum time frame during which the tenderer must maintain the tender**

Tender must be valid until: 31 December 2024

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## **Section VI. Complementary information**

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

This is a recurrent procurement: Yes

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

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

High Court England and Wales

London

Country

United Kingdom

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

Precise information on deadline(s) for review procedures

In line with the Public Contracts Regulations 2015