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Tender

## LBLA Legal Services Framework

London Borough of Haringey

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

Notice identifier: 2025/S 000-010959

Procurement identifier (OCID): ocds-h6vhtk-04f73a ([view related notices](#))

Published 24 March 2025, 3:42pm

## Changes to notice

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

Contracting and accessing authorities definition has been updated to confirm all accessing authorities.

Confirmed supplier numbers to be appointed to the framework. Conditions of participation for this exercise are detailed.

The tender submission date has been changed from 21 April to 23 April.

## Scope

## Description

The London Boroughs' Legal Alliance (the LBLA) is looking to appoint a number of legal advisers with the objective of achieving enhanced service delivery, value for money and efficient management of matters outsourced to external solicitors.

The requirement is divided in 5 Lots.

The Authority intends to appoint:

8 suppliers to Lot 1: Regeneration,

8 suppliers to Lot 2: Full Range of Legal Services,

6 suppliers to Lot 3: Housing Management,

6 suppliers to Lot 4: Property & Planning,

4 suppliers to Lot 5: Employment

The London Boroughs' Legal Alliance (the "LBLA"), comprises of the London Boroughs of Bexley, Brent, Bromley, Camden, City of London Corporation, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith & Fulham, Haringey, Havering, HB Public Law (Harrow, Barnet, and Hounslow, Aylesbury Vale District Council, and Slough), Hillingdon, Islington, Bi-Borough (Royal Borough of Kensington & Chelsea and Westminster City Council), Lewisham, Lambeth, One Source (Newham and Havering), Redbridge, SLLP (South London Legal Partnership - Kingston, Merton, Richmond, Sutton, Wandsworth), Southwark, Tower Hamlets, Waltham Forest, London Fire and Planning Authority, Royal Borough of Greenwich (together the "Authorities").

The following local authorities which also currently access the LBLA Solicitors Framework and are not participating in this procurement, although the right is reserved for them to subsequently access the framework: Buckinghamshire, Brentwood, Kent, Mid Kent Legal (Maidstone, Swale Borough, and Tunbridge Wells), Reading, and South Oxfordshire and Vale of White Horse District Councils.

The framework agreement will also be available to other local authorities within Greater London and South-East England (Bedfordshire, Berkshire, Buckinghamshire, East Sussex, Essex, Hampshire, Hertfordshire, the Isle of Wight, Kent, Oxfordshire, Surrey and West Sussex), whether or not they are a member of the LBLA.

Tenderers may submit bids for one or more Lots, in accordance with their expertise and service offering.

The Authority reserves the right to award one or more lots to the same Tenderer.

## **Commercial tool**

Establishes a framework

### **Total value (estimated)**

- £72,000,000 including VAT

Above the relevant threshold

### **Contract dates (estimated)**

- 8 January 2026 to 7 January 2029
- Possible extension to 7 January 2030
- 4 years

Description of possible extension:

After the initial 3 year term, the Authority will exercise option to extend for up to a further 12 months.

## **Main procurement category**

Services

## **CPV classifications**

- 79100000 - Legal services

## **Lot constraints**

Description of how multiple lots may be awarded:

The Authority intends to appoint:

8 suppliers to Lot 1: Regeneration

8 suppliers to Lot 2: Full Range of Legal Services

6 suppliers to Lot 3: Housing Management

6 suppliers to Lot 4: Property & Planning

4 suppliers to Lot 5: Employment

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## **Lot 1. Lot 1: Regeneration**

### **Description**

The organisations appointed shall provide legal advisory services in relation to Regeneration related work for which the Authorities require legal input, including but not limited to:

- Development agreements
- Mixed use development
- Compulsory purchase in regard to development
- Governance Support for Regeneration Schemes

- Procurement in relation to regeneration
- Construction and regeneration
- Advice on landlord offers for regeneration schemes
- Dispute or litigation closely connected with a regeneration project
- Joint ventures
- Large scale portfolio work
- Public procurement advice and tendering (including competitive flexible procedure exercises)
- Complex planning agreements
- Planning inquiries
- Rights of light and appropriation
- Related subsidy control
- Local Authority Housing Company Arrangements (including loans and governance)
- Local Authority Housing Governance
- Building Safety
- Environmental matters
- Heat Networks
- Commercial Property advice
- Review of Bonds
- Review of construction contract terms and conditions
- Agreement of contract terms and conditions for construction contracts with any successful contractor
- Review of warranties to sub-contractors and sub-consultants

- Site assembly
- Utilities
- Way leaves
- Tax in relation to regeneration

The appointed legal firms will provide advisory services to the Authorities under a framework agreement. The services will be accessed via call-off contracts issued throughout the duration of the framework. The Authorities reserve the right to instruct the appointed organisations on matters that may not be explicitly listed within the Lot description, subject to the applicable Framework hourly rates, and the terms of the Framework Agreement.

The Framework Period will commence on 8th January 2026 and will end on 7th January 2029. The Authority will be entitled at its absolute discretion to extend the Framework Agreement Period on the same terms for a further period or periods of up to twelve months to 7th January 2030, making a total possible Framework Agreement Period of four years (3+1 years).

The Authorities have spent approximately £1.5 million per annum on regeneration-related legal work under the existing framework. The anticipated level of work under this new framework is expected to be in a similar range, although this is subject to demand.

The estimated total value for Lot 1 over the duration of the framework is £7.5 million, based on historical spend data (including an additional extension period of up to 12 months).

### **Lot value (estimated)**

- £72,000,000 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. Lot 2: Full Range of Legal Services**

### **Description**

The organisations appointed shall provide legal advisory services in relation to the Full Range of Legal Services (excluding regeneration) for which the Authorities require legal input including but not limited to the following four categories:

1. Commercial (including but not limited to):

- Contracts
- Education law and education projects
- PPP/PFI
- Procurement

2. Litigation (including but not limited to):

- Construction
- Employment
- General civil (including complex debt collection)
- Housing

3. Property (including but not limited to):

- Compulsory Purchase Orders
- General Planning
- Highway agreements
- Landlord & Tenant (including Housing)
- Sales and Leasehold

- Small scale development projects

4. Other Miscellaneous Local Government Work (including but not limited to):

- Charity law
- Copyright
- Elections
- Licensing, including Licensing policies, Licensing Committees and Governance, and Licensing Appeals
- Local authority companies
- Pensions
- Subsidy Control in regard to commercial matters and procurement
- Grant Funding
- Freedom of information law, data protection and governance
- Intellectual Property
- Artificial Intelligence and Information Technology
- Energy/Decarbonisation
- Heat network services

The appointed legal firms will provide advisory services to the Authorities under a framework agreement. The services will be accessed via call-off contracts issued throughout the duration of the framework. The Authorities reserve the right to instruct the appointed organisations on matters that may not be explicitly listed within the Lot description, subject to the applicable Framework hourly rates, and the terms of the Framework Agreement

The Framework Period will commence on 8th January 2026 and will end on 7th January 2029. The Authority will be entitled at its absolute discretion to extend the Framework Agreement Period on the same terms for a further period or periods of up to twelve months to 7th January 2030, making a total possible Framework Agreement Period of four years (3+1 years).

The Authorities have spent approximately £6.4 million per annum on legal services included within Lot 2.

The estimated total value for Lot 2 over the duration of the framework is £32,000,000 based on historical spend data. (including an additional extension period of up to 12 months).

### **Lot value (estimated)**

- £72,000,000 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.

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## **Lot 3. Lot 3: Housing Management**

### **Description**

The organisations appointed shall provide legal advisory services in relation to Housing Management related matters for which the Authorities require legal input including but not limited to the following:

1. Housing litigation such as:

- Disrepair claims
- Anti-social behaviour proceedings (including injunctions, committal)
- Rent arrears possession proceedings
- Non-rent arrears possession proceedings

- Possession proceedings (all types), including possession on abandonment
- Assured shorthold accelerated possession claims
- Trespassers
- Possession succession
- Evictions
- Gas servicing and other access injunctions
- Supported housing disputes
- Terminating licence agreements and obtaining possession
- Service charge disputes
- Tenancy Fraud
- Mediation
- First Tier Tribunal advice and advocacy
- Leaseholder disputes
- Deceased leaseholders where executors not meeting their obligations or where no monies in estate
- Unlawful assignments
- Enforcement / forfeiture
- Leasehold and shared ownership sub-letting
- Managing Agent issues including those arising from Tri-Partite agreements i.e. RP, Leaseholder and Managing Agent
- Closure Notices and Orders

2. General housing advice such as:

- Tenancy agreement advice

- Anti-social behaviour advice
- Housing benefit advice
- Service charge advice
- Estate management board advice
- Managing agents contracts and service level agreements
- Supported and sheltered housing advice
- Advice on complaints, including to the Housing Ombudsman
- Dilapidations
- Dealing with lack of mental capacity
- Judicial Review
- Welfare reform updates
- Data protection
- Energy supply agreements with residents
- Right to Manage

3. Housing management policy advice such as:

- Drafting and advising on new forms of tenancy & licence agreement
- Rent setting advice
- Policy drafting, approval and annual health checks
- Advice on procedures - this may include drafting all or part of a procedure
- Neighbourhood Management
- Homelessness, including JR challenges and s204 County Court appeals

A summary of how those goods, services or works will be supplied:

The appointed legal firms will provide advisory services to the Authorities under a framework agreement. The services will be accessed via call-off contracts issued throughout the duration of the framework. The Authorities reserve the right to instruct the appointed organisations on matters that may not be explicitly listed within the Lot description, subject to the applicable Framework hourly rates or Fixed Fees, and the terms of the Framework Agreement.

The estimated date when, or period over which, the goods, services or works will be supplied:

The Framework Period will commence on 8th January 2026 and will end on 7th January 2029. The Authority will be entitled at its absolute discretion to extend the Framework Agreement Period on the same terms for a further period or periods of up to twelve months to 7th January 2030, making a total possible Framework Agreement Period of four years (3+1 years).

The estimated amount of goods, services or works which will be supplied:

The Authorities have spent approximately £2.7 million per annum on employment-related legal work under the existing framework.

The estimated value of the lot:

The estimated total value for Lot 3 over the duration of the framework is £12 million, based on historical spend data (including an additional extension period of up to 12 months).

### **Lot value (estimated)**

- £72,000,000 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.

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## **Lot 4. Lot 4: Property and Planning**

### **Description**

The organisations appointed shall provide legal advisory services in relation to Property and Planning matters for which the Authorities require legal input, including but not limited to:

#### **Property**

- Commercial & residential matters
- Acquisitions & disposals
- Lease renewals & forfeitures
- Enfranchisement
- Mediation & arbitration of commercial LL&T Disputes
- Rights of Way (private & public)
- Restrictive covenants & easements
- Mortgages and Property Estoppels
- Possession actions
- Dilapidations
- Mixed Use Developments
- CPOs
- Judicial Review
- Injunctions
- Appropriation
- Regeneration

- Procurement
- Lease extensions and voluntary lease extensions, under commercial & residential matters
- Utilities, including wayleaves
- Telecommunications leases
- Property Litigation
- Asset management lease transactions and lease events
- Vacant possession strategy
- Enforcement and remedies including forfeiture
- Plot Sales
- Reports on Title
- FOI
- Rights of Light
- Right to Buy - leasehold and freehold disposals
- Lease extensions
- Buyback acquisitions

## Planning

- Planning Appeals
- Enforcement and related proceedings, including notices and injunctions
- Highways, including s278 agreements, s38 agreements, dedications, walkways, advice on extent of highway, highway rights, ss4, 6 & 8 Highways Act agreements, TCPA stopping-up orders
- Housing / Retail
- S106 Agreements

- Local Development Frameworks / Schemes
- TPOs
- CIL
- Green Belt and Town & Village Greens
- Mixed Use Developments
- CPOs
- Judicial Review
- Injunctions
- Appropriation
- Regeneration
- Procurement
- Permitted Development, Use Classes Order
- Listed Buildings & Conservation Areas
- Development Consent Order (DCO)/National Infrastructure/ Nationally Significant Infrastructure Projects
- Planning Committees and Governance
- Freedom of information and environmental information regulations
- S16 - Greater London Council (General Powers) Act 1974
- Other planning advice

A summary of how those goods, services or works will be supplied:

The appointed legal firms will provide advisory services to the Authorities under a framework agreement. The services will be accessed via call-off contracts issued throughout the duration of the framework. The Authorities reserve the right to instruct the appointed organisations on matters that may not be explicitly listed within the Lot description, subject to the applicable Framework hourly rates or Fixed Fee, and the terms

of the Framework Agreement.

The estimated date when, or period over which, the goods, services or works will be supplied:

The Framework Period will commence on 8th January 2026 and will end on 7th January 2029. The Authority will be entitled at its absolute discretion to extend the Framework Agreement Period on the same terms for a further period or periods of up to twelve months to 7th January 2030, making a total possible Framework Agreement Period of four years (3+1 years).

The estimated amount of goods, services or works which will be supplied:

The Authorities have spent approximately £1.1 million per annum on legal services included within Lot 4.

The estimated value of the lot:

The estimated total value for Lot 4 over the duration of the framework is £6 million, based on historical spend data. (including an additional extension period of up to 12 months).

### **Lot value (estimated)**

- £72,000,000 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.

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## **Lot 5. Employment**

## **Description**

The organisations appointed shall provide legal advisory services to the Authorities in relation to Employment matters for which the Authorities require legal input, including but not limited to:

- Recruitment and retention, including pay committees and governance
- Employment status
- Employment contract issues
- Employment & HR policies and procedures
- Disciplinary and Grievance matters
- Employee and industrial relations
- Advisory matters, including advice regarding senior officers
- Employment Tribunal Claims
- Employment Appeals Tribunal/Court of Appeal/Supreme Court proceedings
- Employment Claims in the County Court and High Court
- Unfair and constructive dismissal
- Unlawful deduction from wages
- Discrimination
- Bullying, harassment and victimisation
- Equal Pay
- Parental leave
- Redundancy
- TUPE
- Agency workers

- Hybrid and flexible working
- Whistleblowing
- Collective agreements
- Trade Union rights and industrial action
- Judicial Mediation and other forms of dispute resolution/litigation avoidance
- Schools, including pay and conditions, and school closures
- Secondment Agreements
- Confidentiality and settlement agreements
- Special Severance Payments
- Pensions
- Defamation

A summary of how those goods, services or works will be supplied:

The appointed legal firms will provide advisory services to the Authorities under a framework agreement. The services will be accessed via call-off contracts issued throughout the duration of the framework. The Authorities reserve the right to instruct the appointed organisations on matters that may not be explicitly listed within the Lot description, subject to the applicable Framework hourly rates or Fixed Fee, and the terms of the Framework Agreement.

The estimated date when, or period over which, the goods, services or works will be supplied:

The Framework Period will commence on 8th January 2026 and will end on 7th January 2029. The Authority will be entitled at its absolute discretion to extend the Framework Agreement Period on the same terms for a further period or periods of up to twelve months to 7th January 2030, making a total possible Framework Agreement Period of four years (3+1 years).

The estimated amount of goods, services or works which will be supplied:

The Authorities have spent approximately £500,000 per annum on legal services included within Lot 5.

The estimated value of the lot:

The estimated total value for Lot 2 over the duration of the framework is £2.5 Million based on historical spend data. (including an additional extension period of up to 12 months).

### **Lot value (estimated)**

- £72,000,000 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.

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## **Framework**

### **Maximum number of suppliers**

## **Maximum percentage fee charged to suppliers**

4%

### **Further information about fees**

Suppliers appointed to the framework will be required to pay a management fee equivalent to 4% of the total fees (net of VAT and disbursements) invoiced in the same calendar month for services provided to all Authorities using the framework.

This 4% management fee must be incorporated into the hourly rates and fixed fees quoted or tendered to framework users and reflected in subsequent invoices.

### **Framework operation description**

The selection process are available on tender documents available to download from our portal.

Tender documents can be downloaded using the link below.

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey>

### **Award method when using the framework**

Either with or without competition

### **Contracting authorities that may use the framework**

The "LBA" comprises the London Boroughs of Bexley, Brent, Bromley, Camden, City of London Corporation, Croydon, Ealing, Enfield, Greenwich, Hackney, Hammersmith & Fulham, Haringey, Havering, HB Public Law (Harrow, Barnet, Hounslow, Slough Borough Council), Hillingdon, Islington, Bi-Borough (Royal Borough of Kensington & Chelsea and Westminster City Council), Lewisham, Lambeth, One Source (Newham and Havering),

Redbridge, SLLP (Kingston, Merton, Richmond, Sutton, Wandsworth), Southwark, Tower Hamlets, Waltham Forest, London Fire and Planning Authority, Royal Borough of Greenwich.

A number of local authorities are not contracting authorities and are not participating in this procurement but access the current Framework. The right is reserved for them to subsequently access this framework.

The framework agreement will also be available to other local authorities within Greater London and SE England (as defined in the procurement documents), whether or not a member of the LBLA

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## **Participation**

### **Legal and financial capacity conditions of participation**

**Lot 1. Lot 1: Regeneration**

**Lot 2. Lot 2: Full Range of Legal Services**

**Lot 3. Lot 3: Housing Management**

**Lot 4. Lot 4: Property and Planning**

**Lot 5. Employment**

All conditions of participation are detailed in the tender documents, including the following requirements: bidder's financial capacity, legal capacity and technical ability.

### **Technical ability conditions of participation**

**Lot 1. Lot 1: Regeneration**

**Lot 2. Lot 2: Full Range of Legal Services**

**Lot 3. Lot 3: Housing Management**

**Lot 4. Lot 4: Property and Planning**

## **Lot 5. Employment**

All technical specifications related to this Framework Agreement can be accessed via the tender documents

### **Particular suitability**

**Lot 1. Lot 1: Regeneration**

**Lot 2. Lot 2: Full Range of Legal Services**

**Lot 3. Lot 3: Housing Management**

**Lot 4. Lot 4: Property and Planning**

**Lot 5. Employment**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Tender submission deadline**

23 April 2025, 2:00pm

### **Submission address and any special instructions**

<https://s2c.waxdigital.co.uk/ProcurementLBHaringey/>

### **Tenders may be submitted electronically**

Yes

## Languages that may be used for submission

English

## Award decision date (estimated)

29 July 2025

## Recurring procurement

Publication date of next tender notice (estimated): 1 March 2029

## Award criteria

Name	Description	Type	Weighting
Price		Price	50%
Quality	45% is allocated to Quality and 5% to Social Value The relevant award criteria in relation to the lot: Quality By reference to the numbered requirements set out in the procurement documents 45% Social Value By reference to the numbered requirements set out in the procurement documents 5% Price Price will be evaluated on the basis of bidders' submitted hourly rates 50%	Quality	50%

## Other information

### Description of risks to contract performance

Published Framework Value (Tender Notice): The advertised spend for legal services as specified in the procurement documents and this Tender Notice is indicative only. This value reflects the anticipated demand; however, actual expenditure may vary due to the unpredictable nature of legal requirements and the varied resource constraints of the LBLA members. In the event that this known unknown risk materialises, the Authority reserves the right to undertake a permitted modification in accordance with Schedule 8(5)(a) of the Act.

Advertised Lot Values: The advertised lot values for this framework have been determined on the basis of current market conditions, anticipated framework utilisation, and the terms of the existing framework (terminating in 2026). The Authority recognises that future changes in market conditions may result in discrepancies between the estimated and actual values.

In the event that this known unknown risk materialises, the Authority reserves the right to undertake a permitted modification in accordance with Schedule 8(5)(a) of the Act.

Tenderers' Pricing Submissions: Tenderers must submit prices to be fixed for the duration of the contract, subject to a potential permitted annual indexation adjustment, commencing on the first anniversary of the contract. Price adjustments will be permitted based on movements in the Consumer Price Index (CPI) as published by the Office for National Statistics (or any successor index). These adjustments are subject to a cap of 3% per annum (as such, if the actual CPI increase surpasses 3%, the applied adjustment will still be limited to 3%).

It is acknowledged that the overall estimated framework spend published in this tender notice may be exceeded and that the permitted pricing adjustments may be a contributing factor in the final framework value exceeding the initially advertised amount.

In the event that the overall framework spend exceeds the advertised value, the Authority reserves the right to vary the framework agreement during its term in accordance with Schedule 8(5)(a) of the Act.

### Conflicts assessment prepared/revised

Yes

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## **Procedure**

### **Procedure type**

Open procedure

### **Special regime**

Light touch

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## **Documents**

### **Associated tender documents**

[Tender Access URL.docx](#)

[Final Tender Documents.zip](#)

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## **Contracting authority**

**London Borough of Haringey**

- Public Procurement Organisation Number: PBHY-1866-HTLD

7th Floor Alexandra House, 10 Station Road, Wood Green

London

N22 7TR

United Kingdom

Email: [Kayode.salami@haringey.gov.uk](mailto:Kayode.salami@haringey.gov.uk)

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government