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Contract

## **Legal Services Framework**

The Guinness Partnership Ltd

F03: Contract award notice

Notice identifier: 2025/S 000-011669

Procurement identifier (OCID): ocds-h6vhtk-042cfb

Published 28 March 2025, 9:16am

## **Section I: Contracting authority**

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

The Guinness Partnership Ltd

7th Floor, 350 Euston Road

London

NW1 3AX

### **Contact**

- Chris Brown

### **Email**

[Chris.Brown@guinness.org.uk](mailto:Chris.Brown@guinness.org.uk)

### **Telephone**

+44 1612197135

**Country**

United Kingdom

**Region code**

UK - United Kingdom

**Internet address(es)**

Main address

<http://www.guinnesspartnership.com/>

Buyer's address

<http://www.guinnesspartnership.com/>

**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**

Legal Services Framework

Reference number

DN641639

**II.1.2) Main CPV code**

- 79100000 - Legal services

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

Services

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

The Guinness Partnership Limited is seeking to procure a Framework Agreement through a Restricted Procedure for Legal Services to provide advice and support across a variety of business areas that are broken down into various lots which are detailed below. The Framework will last for four years with no options to extend for any further periods.

- Lot 1 - Development and Major Projects
- Lot 2 - Conveyancing and Contracts
- Lot 3 - Housing Management
- Lot 4 - Governance and Finance
- Lot 5 - Employment and Pensions

### **II.1.6) Information about lots**

This contract is divided into lots: Yes

### **II.1.7) Total value of the procurement (excluding VAT)**

Value excluding VAT: £9,320,000

## **II.2) Description**

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

Development and Major Projects

Lot No

1

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

- 79111000 - Legal advisory services

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

NUTS codes

- UK - United Kingdom

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

Guinness is seeking the provision of legal advice to support housing development transactions, such as but not be limited to the following: land and build package deals for the acquisition of affordable housing from developers; stock rationalisation disposals and acquisitions; conveyancing and confirmation of good and marketable title in connection with the purchase of single dwellings or the purchase of land with or without planning consent from a single or several owners; confirmation of good and marketable title; void disposals and the like.

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

### **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**

Conveyancing and Contracts

Lot No

2

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

- 79110000 - Legal advisory and representation services

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

NUTS codes

- UK - United Kingdom

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

Guinness is seeking the provision of legal advice relating to conveyancing activities undertaken by Registered Providers such as the sale of shared ownership, Freehold and Leasehold properties, staircasing and the creation of leases and legal documentation.

An additional element of this Lot will be the provision of legal advice relating to contract development with 3rd party suppliers, advice relating to the Public Contract Regulations 2015, Procurement Policy Reform and supplier risk management.

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

### **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**

Housing Management

Lot No

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

- 79110000 - Legal advisory and representation services

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

NUTS codes

- UK - United Kingdom

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

Guinness is seeking the provision of legal advice relating to Anti-Social Behaviour proceedings, disrepair claims, general tenancy and leasehold management and rent, service charge and ground rent claims. In addition, advice will be sought in relation to the internal housing management policies and procedures.

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

## **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**

Governance and Finance

Lot No

4

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

- 79110000 - Legal advisory and representation services

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

NUTS codes

- UK - United Kingdom

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

Guinness is seeking the provision of legal advice relating to securitisation, arranging additional loan funding and revising the terms of current loan funding agreements. TGP work with various lenders and quasi-governmental departments.

Legal services providers are expected to have a detailed knowledge of the housing sector, FCA requirements, regulations, banking and company law whilst working to strict deadlines.

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

### **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**

Employment and Pensions

Lot No

5

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

- 79110000 - Legal advisory and representation services

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

NUTS codes

- UK - United Kingdom

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

Guinness is seeking an annual fixed fee retainer service for the provision of legal advice relating to internal employment policies and procedures, employment contracts, employment issues & disputes, TUPE advice, pension advice, compliance and governance as well as delivering an annual, fixed fee retainer service. This retainer service will include a helpline, the review of contracts, policies and procedures as well as training and guidance for Guinness HR staff.

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

Quality criterion - Name: Quality / Weighting: 70

Price - Weighting: 30

### **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



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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

#### **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.2.1) Previous publication concerning this procedure**

Notice number: [2024/S 000-001207](#)

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## **Section V. Award of contract**

### **Lot No**

1

### **Title**

Development and Major Projects

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

28 March 2025

### **V.2.2) Information about tenders**

Number of tenders received: 13

The contract has been awarded to a group of economic operators: Yes

### **V.2.3) Name and address of the contractor**

Capsticks Solicitors LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC340360

The contractor is an SME

No

### **V.2.3) Name and address of the contractor**

Clarke Willmott LLP

Southampton

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC344818

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Devonshires Solicitors LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC397401

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

TLT LLP

Bristol

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC308658

The contractor is an SME

No

### **V.2.3) Name and address of the contractor**

Trowers & Hamlins LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC337852

The contractor is an SME

No

### **V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £2,800,000

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## **Section V. Award of contract**

### **Lot No**

2

### **Title**

Conveyancing and Contracts

A contract/lot is awarded: Yes

## **V.2) Award of contract**

### **V.2.1) Date of conclusion of the contract**

28 March 2025

### **V.2.2) Information about tenders**

Number of tenders received: 12

The contract has been awarded to a group of economic operators: Yes

### **V.2.3) Name and address of the contractor**

Anthony Collins Solicitors LLP

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC313432

The contractor is an SME

No

### **V.2.3) Name and address of the contractor**

Forbes Solicitors LLP

Blackburn

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC433300

The contractor is an SME

No

### **V.2.3) Name and address of the contractor**

Trowers & Hamlins LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC337852

The contractor is an SME

No

### **V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £1,200,000

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## **Section V. Award of contract**

### **Lot No**

3

### **Title**

Housing Management

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

28 March 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 19

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

Ashfords LLP

Exeter

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC342432

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Capsticks Solicitors LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC340360

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Forbes Solicitors LLP

Blackburn

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC433300



The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Weightmans LLP

Liverpool

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC326117

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £3,400,000

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## **Section V. Award of contract**

### **Lot No**

4

### **Title**

Governance and Finance

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

28 March 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 8

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

Anthony Collins Solicitors LLP

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC313432

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Capsticks Solicitors LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC340360

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Devonshires Solicitors LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC397401

The contractor is an SME

Yes

**V.2.3) Name and address of the contractor**

Trowers & Hamlins LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC337852

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £1,600,000

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## **Section V. Award of contract**

### **Lot No**

5

### **Title**

Employment and Pensions

A contract/lot is awarded: Yes

### **V.2) Award of contract**

#### **V.2.1) Date of conclusion of the contract**

28 March 2025

#### **V.2.2) Information about tenders**

Number of tenders received: 15

The contract has been awarded to a group of economic operators: Yes

#### **V.2.3) Name and address of the contractor**

Anthony Collins Solicitors LLP

Birmingham

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC313432

The contractor is an SME

No

**V.2.3) Name and address of the contractor**

Trowers & Hamlins LLP

London

Country

United Kingdom

NUTS code

- UK - United Kingdom

National registration number

OC337852

The contractor is an SME

No

**V.2.4) Information on value of contract/lot (excluding VAT)**

Total value of the contract/lot: £320,000

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## **Section VI. Complementary information**

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

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

Royal Courts of Justice

Strand

London

WC2A 2LL

Country

United Kingdom