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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

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

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

3

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

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](#)

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

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

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

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

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

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

