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Tender

## **HALA Legal Services (Solicitors) Framework**

Southern Housing

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

Notice identifier: 2026/S 000-013653

Procurement identifier (OCID): ocds-h6vhtk-0599ce ([view related notices](#))

Published 13 February 2026, 7:05pm

### **Scope**

#### **Description**

The Housing Associations' Legal Alliance (HALA) members wish to enter into a framework agreement with a number of legal advisers in relation to legal services.

The legal services, under the Framework, will cover seven (7) lots. These are:

Lot 1: Corporate, Governance & Finance

Lot 2: Housing & Asset Management

Lot 3: Development

Lot 4: Commercial Property

Lot 5: Residential Property

Lot 6: Employment

Lot 7: Construction Litigation

Tender documents are available to download at: <https://www.delta->

[esourcing.com/delta/respondToList.html?accessCode=54584464R9](https://www.delta-esourcing.com/delta/respondToList.html?accessCode=54584464R9)

To view this notice, please click here:

<https://www.delta-esourcing.com/delta/viewNotice.html?noticeId=1014370150>

## **Commercial tool**

Establishes a framework

## **Total value (estimated)**

- £80,000,000 excluding VAT
- £96,000,000 including VAT

Above the relevant threshold

## **Main procurement category**

Services

## **Not the same for all lots**

CPV classifications, contract locations and contract dates are shown in Lot sections, because they are not the same for all lots.

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## **Lot 1. Corporate, Governance & Finance**

## **Description**

The organisations appointed shall provide legal advisory services to the HALA Members in relation to Corporate, Governance & Finance work for which the HALA Members require legal input, including but not limited to:

### **CORPORATE:**

- Acquisitions and disposals
- Stock transfers
- New business opportunities
- Amalgamations and restructuring
- Joint ventures and subsidiaries
- Corporate Policies and Procedures
- Cyber-security and cyber attacks

### **IT and information law:**

- Data Protection
- System maintenance & support agreements
- Defamation and the internet
- Intellectual property

### **Contracts and Procurement:**

- Commercial contracts (including Supporting People contracts)
- Commercial Disputes
- Dispute Resolution and Mediation
- Procurement law

### **GOVERNANCE:**

- Code of Governance
- Corporate Governance
- Constitutional Reviews
- Board member powers and responsibility
- Regulations
- Company Law
- Charity Law
- Registered Provider Registration and PFI
- Industrial and Provident Society Law
- Care Quality Commission advice

#### FINANCE:

- Banking and Finance including:
  - o Raising of bank funding
  - o Capital markets issuance and hedging arrangements
  - o Development draw-down funding (including contracts with the HCA / GLA)
  - o Grant applications e.g. Big Lottery funding
  - o Charging and security work
  - o Taxation advice
- Debt recovery advice
- Miscellaneous advice such as occasional advice on such matters as Financial inclusion/general advice to tenants,  
  
consumer credit license issues, health & safety, building safety, defamation, fraud, insolvency, judicial reviews and

public law issues including Human Rights Act.

#### EMPLOYMENT:

- General employment law advice

The Lot descriptions are not exhaustive. If the HALA Members and/or OCBs instruct the appointed organisations on matters not explicitly listed within the Lot description, the applicable Framework hourly rates or Fixed Fee, along with the terms of the Framework Agreement, will continue to apply and govern the charges.

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

- £7,950,000 including VAT

Framework lot values may be shared with other lots

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

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2030
- 4 years

Description of possible extension:

Option to extend for a period, or periods, of up to twelve months to

31st August 2030

#### **CPV classifications**

- 79100000 - Legal services

## **Contract locations**

- UKD - North West (England)
- 

## **Lot 2. Housing & Asset Management**

### **Description**

The organisations appointed shall provide legal advisory services to the HALA Members in relation to Housing & Asset Management work for which the HALA Members require legal input, including but not limited to:

#### **ASSET MANAGEMENT:**

- Disrepair claims
- Gas servicing and other access injunctions
- Dilapidations

#### **GENERAL HOUSING ADVICE, SUCH AS:**

- Tenancy agreement advice
- Anti-social behaviour advice, including domestic abuse advice
- Housing benefit advice
- Service charge advice
- Supported and sheltered housing advice
- Estate management board advice
- Advice on complaints
- Judicial Review
- Welfare reform updates

#### HOUSING MANAGEMENT POLICY ADVICE, SUCH AS:

- Drafting and advising on new forms of tenancy and 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

#### HOUSING LITIGATION, SUCH AS:

- First Tier Tribunal advice and advocacy
- Anti-social behaviour proceedings (including injunctions, committal)
- Possession succession
- Possession proceedings (all types), including:
  - o Rent arrears possession proceedings
  - o Non-rent arrears possession proceedings
  - o Assured shorthold accelerated possession claims
  - o Terminating licence agreements and obtaining possession
- Unlawful assignments
- Trespassers
- Tenancy Fraud
- Evictions
- Enforcement / forfeiture
- Supported housing disputes
- Service charge disputes
- Dispute Resolution and Mediation

## LEASEHOLDS:

- Data protection
- Energy supply agreements with residents
- Building Safety Act advice and assistance
- Managing agents contracts and service level agreements
- Leaseholder disputes
- Heat networks
- Leasehold and shared ownership sub-letting
- Deceased leaseholders where executors not meeting their obligations or where no monies in estate
- Managing Agent issues including those arising from Tri-Partite agreements i.e. RP, Leaseholder and Managing Agent
- Service charge issues (including sinking fund disputes)
- Leasehold Valuation Tribunal advice and advocacy

The Lot descriptions are not exhaustive. If the HALA Members and/or OCBs instruct the appointed organisations on matters not explicitly listed within the Lot description, the applicable Framework hourly rates or Fixed Fee, along with the terms of the Framework Agreement, will continue to apply and govern the charges

## **Lot value (estimated)**

- £33,160,000 including VAT

Framework lot values may be shared with other lots

## **Contract dates (estimated)**

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2030
- 4 years

Description of possible extension:

Option to extend for a period, or periods, of up to twelve months to 31st August 2030

### **CPV classifications**

- 79100000 - Legal services
- 79111000 - Legal advisory services

### **Contract locations**

- UKF - East Midlands (England)
- 

## **Lot 3. Development**

### **Description**

The organisations appointed shall provide legal advisory services to the HALA Members in relation to Development work for which the HALA Members require legal input, including but not limited to:

#### **PLANNING:**

- Planning advice
- Planning Agreements e.g. s.106 and s.111

#### **DEVELOPMENT:**

- Establishing development-related management companies including joint ventures
- Governance structures, in relation to Development / Joint Ventures
- Public private partnerships
- Development Funding (including HCA Help to Buy agreements)
- PFIs, including procurement for school PFIs
- Procurement advice
- Frameworks for consultants and contractors
- Consultant appointment letters
- Compulsory Purchase Orders
- Acquisitions/disposals of land/buildings
- Acquisitions/disposals of tenanted stock
- Statutory Agreements e.g. s.38, 278, 104
- Development Agreements
- Construction Agreements (including collateral warranties)
- Grant agreements
- Management Agreements
- Novation agreements
- Parent Company Guarantees
- Wayleaves and other utility agreements
- ESCo/MUSCo leases and concession agreements
- Tenure, residential and affordable developments
- Bonds

- Building licences
- Site Assembly
- Contract amendments
- Development disputes (including litigation)
- Environmental issues
- Advice in relation to sustainability, regulations and compliance
- Building Safety Act advice and assistance
- Health and Safety, including fire safety and asbestos
- Care homes and later living properties
- Construction litigation advice

#### SALES:

- Shared Ownership, including setting up shared ownership schemes including;  
odrafting lease incorporating requirements of planning agreements
- New Build Plot Sales
- Option to purchase
- Staircasing (not final and final)
- Resale/Assignment to new owner
- Open market sale
- Build to rent
- Easements
- Overage
- Lifting of restrictive covenants

- Surrenders
- Repossessions
- Managing Agent issues including those arising from Tripartite Agreements i.e. RP, Leaseholder and Managing Agent
- Energy supply agreements with residents
- Property taxation advice
- Lease management, including:
  - o licences to assign
  - o licences for alterations,
  - o deeds of variations,
  - o lease extensions

The Lot descriptions are not exhaustive. If the HALA Members and/or OCBs instruct the appointed organisations on matters not explicitly listed within the Lot description, the applicable Framework hourly rates or Fixed Fee, along with the terms of the Framework Agreement, will continue to apply and govern the charges.

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

- £17,020,000 including VAT

Framework lot values may be shared with other lots

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

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2030
- 4 years

Description of possible extension:

Option to extend for a period, or periods, of up to twelve months to

31st August 2030

### **CPV classifications**

- 79100000 - Legal services
  - 79110000 - Legal advisory and representation services
  - 79111000 - Legal advisory services
- 

## **Lot 4. Commercial Property**

### **Description**

The organisations appointed shall provide legal advisory services to the HALA Members in relation to Commercial Property work for which the HALA Members require legal input, including but not limited to:

#### **PURCHASE AND SALE:**

- Property rationalisation including purchases, disposals, stock swaps, TUPE (employment issues)
- Purchases/disposals of real estate (general)
- Auction acquisitions and disposals
- Title Investigations
- Taking leases
- Plot sales (commercial)

- Tenanted sales initiatives
- Tenanted transfers including overage agreements
- Establishing property joint ventures
- Consent issues relating to restrictions on title, including lifting of restrictive covenants
- Construction contracts (including professional services contracts)
- Overage
- Property Taxation advice

#### PROPERTY MANAGEMENT:

- Easements
- Agreements for lease/licences
- Granting leases
- Lease management, including:
  - o licences to assign,
  - o licences for alterations,
  - o deeds of variation,
  - o lease extensions,
  - o rent review memoranda etc
- Management Agreements
- Advice relating to existing leases and management agreements
- Commercial Lease renewals and surrenders
- Ground rent issues
- Serving section 25 and s26 notices and responding to the same when served

- Novation agreements
- Wayleaves and other utility agreements
- Boundary dispute advice

#### CONTENTIOUS COMMERCIAL PROPERTY & LITIGATION:

- Property litigation
- Dilapidations
- Adverse Possession, including Traveller issues
- Re-possession of premises
- Dispute Resolution and Mediation

The Lot descriptions are not exhaustive. If the HALA Members and/or OCBs instruct the appointed organisations on matters not explicitly listed within the Lot description, the applicable Framework hourly rates or Fixed Fee, along with the terms of the Framework Agreement, will continue to apply and govern the charges.

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

- £12,650,000 including VAT

Framework lot values may be shared with other lots

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

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2030
- 4 years

Description of possible extension:

Option to extend for a period, or periods, of up to twelve months to  
31st August 2030

### **CPV classifications**

- 79100000 - Legal services
  - 79110000 - Legal advisory and representation services
- 

## **Lot 5. Residential Property**

### **Description**

The organisations appointed shall provide legal advisory services to the HALA Members in relation to

Residential Property work for which the HALA Members require legal input, including but not limited to:

#### **PURCHASE AND SALE:**

- Purchases and sales of individual residential units (freehold/leasehold)
- New build plot sales (freehold/leasehold)
- Independent Supported Living purchases
- Lifting of restrictive covenants
- Auctions
- Sales under Right To Buy, Right To Acquire / Social HomeBuy

#### **PROPERTY MANAGEMENT:**

- Easements

- Leasehold enfranchisement
- Absent landlords (overseas etc)
- Boundary dispute advice
- Energy supply agreements with residents
- Service charge issues (including sinking fund disputes)
- Leasehold Valuation Tribunal advice and advocacy

#### SHARED OWNERSHIP:

- Staircasing (not final and final)
- New Build plot sales
- Resale/Assignment to new owner
- Easements
- Lifting of restrictive covenants
- Surrenders
- Repossessions
- Managing Agent issues including;
  - o those arising from Tripartite Agreements i.e. RP, Leaseholder and Managing Agent
- Lease management e.g.
  - o licences to assign,
  - o licences for alterations,
  - o deeds of variations, lease extensions

The Lot descriptions are not exhaustive. If the HALA Members and/or OCBs instruct the appointed organisations on

matters not explicitly listed within the Lot description, the applicable Framework hourly

rates or Fixed Fee, along with

the terms of the Framework Agreement, will continue to apply and govern the charges.

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

- £9,160,000 including VAT

Framework lot values may be shared with other lots

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

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2030
- 4 years

Description of possible extension:

Option to extend for a period, or periods, of up to twelve months to

31st August 2030

### **CPV classifications**

- 79100000 - Legal services
  - 79110000 - Legal advisory and representation services
- 

## **Lot 6. Employment**

## **Description**

The organisations appointed shall provide legal advisory services to the HALA Members in relation to

Employment work for which the HALA Members require legal input, including but not limited to:

### EMPLOYMENT ADVICE:

- Recruitment and retention
- Employment status
- Employment contract issues
- Employment & HR policies and procedures
- Disciplinary and Grievance matters
- Employee and industrial relations
- Parental leave
- Redundancy
- TUPE
- Agency workers
- Hybrid and flexible working
- Collective agreements

### EMPLOYMENT CLAIMS:

- 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
- Defamation
- Whistleblowing
- Trade Union rights and industrial action
- Judicial Mediation and other forms of dispute resolution/litigation avoidance
- Confidentiality and settlement agreements
- Special Severance Payments

#### PENSIONS:

- Pensions

The Lot descriptions are not exhaustive. If the HALA Members and/or OCBs instruct the appointed organisations on

matters not explicitly listed within the Lot description, the applicable Framework hourly rates or Fixed Fee, along with

the terms of the Framework Agreement, will continue to apply and govern the charges.

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

- £6,900,000 including VAT

Framework lot values may be shared with other lots

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

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2030
- 4 years

Description of possible extension:

Option to extend for a period, or periods, of up to twelve months to 31st August 2030

### **CPV classifications**

- 79100000 - Legal services
  - 79110000 - Legal advisory and representation services
  - 79111000 - Legal advisory services
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## **Lot 7. Construction Litigation**

### **Description**

The organisations appointed shall provide legal advisory services to the HALA Members in relation to

Construction Litigation work for which the HALA Members require legal input, including but not limited to:

- Contentious Construction
- Construction litigation, including;
- Fire related defects
- Cladding
- Building Safety Act advice and assistance

- BSA claims
- Advice in relation to fire remediation
- Advice in relation to boundary disputes
- Contractor Insolvency
- Adjudication
- Dispute Resolution and Mediation

The Lot descriptions are not exhaustive. If the HALA Members and/or OCBs instruct the appointed organisations on

matters not explicitly listed within the Lot description, the applicable Framework hourly rates or Fixed Fee, along with

the terms of the Framework Agreement, will continue to apply and govern the charges.

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

- £9,160,000 including VAT

Framework lot values may be shared with other lots

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

- 1 September 2026 to 31 August 2029
- Possible extension to 31 August 2030
- 4 years

Description of possible extension:

Option to extend for a period, or periods, of up to twelve months to 31st August 2030

## **CPV classifications**

- 79100000 - Legal services
  - 79110000 - Legal advisory and representation services
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## **Framework**

### **Maximum number of suppliers**

Unlimited

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

0%

### **Further information about fees**

N/A

### **Framework operation description**

Prices are determined on the basis of fixed fee schedules and hourly rates

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

Either with or without competition

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

The Housing Associations' Legal Alliance ("HALA") is a consortium of 54 Registered Providers of Social Housing in England and Wales. HALA Members will all have access to the Framework.

It is likely that other Registered Providers of Social Housing in England and Wales may join HALA and access the Framework Agreements in due course. This includes, but is not limited to:

- Registered Providers
- Registered Social Landlords
- Registered Charities
- Local Authorities (and any partly or wholly owned subsidiary company)
- Arm's-length Management Organisations (ALMOs),
- any company or other constituted body which is within a legal group of companies including a Social Housing Provider
- and any other consortia of Social Housing Providers and their members

## **Contracting authority location restrictions**

- UKG - West Midlands (England)
- UKF - East Midlands (England)
- UKI - London
- UKH - East of England
- UKK - South West (England)
- UKJ - South East (England)
- UKL - Wales

- UKC - North East (England)
- UKE - Yorkshire and the Humber
- UKD - North West (England)

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## **Participation**

### **Particular suitability**

**Lot 1. Corporate, Governance & Finance**

**Lot 2. Housing & Asset Management**

**Lot 3. Development**

**Lot 4. Commercial Property**

**Lot 5. Residential Property**

**Lot 6. Employment**

**Lot 7. Construction Litigation**

Small and medium-sized enterprises (SME)

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## **Submission**

### **Enquiry deadline**

23 March 2026, 10:00am

### **Tender submission deadline**

23 March 2026, 12:00pm

**Submission address and any special instructions**

<https://www.delta-esourcing.com/delta/respondToList.html?accessCode=54584464R9>

**Tenders may be submitted electronically**

Yes

**Languages that may be used for submission**

English

**Award decision date (estimated)**

9 July 2026

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**Award criteria****Lot 1. Corporate, Governance & Finance**

<b>Name</b>	<b>Type</b>	<b>Weighting</b>
Quality	Quality	65%
Price	Price	35%

**Lot 2. Housing & Asset Management**

<b>Name</b>	<b>Type</b>	<b>Weighting</b>
Quality	Quality	50%
Price	Price	50%

**Lot 3. Development**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Quali	Quality	Quality	60%
Price	Price	Price	40%

#### **Lot 4. Commercial Property**

#### **Lot 6. Employment**

#### **Lot 7. Construction Litigation**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Quality	Quality	Quality	60%
Price	Price	Price	40%

#### **Lot 5. Residential Property**

<b>Name</b>	<b>Description</b>	<b>Type</b>	<b>Weighting</b>
Quality	Quality	Quality	50%
Price	Price	Price	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 HALA members. In the event that this known unknown risk materialises, the Contracting 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 Contracting Authority recognises that future changes in market conditions may result in discrepancies between the estimated and actual values.

HALA Membership: The anticipated growth in HALA membership during the life of the framework is difficult for the Contracting Authority to forecast. This could also have a

material impact on the spend through the framework however.

In the event that this known unknown risk materialises, the Contracting 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 indexation adjustment, commencing on the second 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 potential adjustments are subject to a cap of 3% (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 Contracting 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**

<https://www.delta-sourcing.com/delta/respondToList.html?accessCode=54584464R9>

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## **Contracting authority**

### **Southern Housing**

- Public Procurement Organisation Number: PXJP-9994-BJBR

Fleet House, 59-61 Clerkenwell Road

London

EC1M 5LA

United Kingdom

Contact name: Antony Silk

Telephone: 02080362891

Email: [antony.silk@southernhousing.org.uk](mailto:antony.silk@southernhousing.org.uk)

Region: UKI43 - Haringey and Islington

Organisation type: Public authority - sub-central government

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## Other organisation

These organisations are carrying out the procurement, or part of it, on behalf of the contracting authorities.

### **Kennedy Cater**

Summary of their role in this procurement: Appointed Agent

- Public Procurement Organisation Number: PLMQ-7162-VNYP

Pennine Place, 2A Charing Cross Road

London

WC2H 0HF

United Kingdom

Contact name: Richard Short

Telephone: 02071134020

Email: [Richard.Short@KennedyCater.com](mailto:Richard.Short@KennedyCater.com)

Region: UKI32 - Westminster

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## **Contact organisation**

Contact Southern Housing for any enquiries.