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Tender

## **Legal Services Framework**

Peabody Trust

F02: Contract notice

Notice identifier: 2022/S 000-014168

Procurement identifier (OCID): ocds-h6vhtk-033dfd

Published 24 May 2022, 10:05am

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

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

Peabody Trust

45 Westminster Bridge Road

London

SE1 7JB

#### **Contact**

Caroline Lamont

#### **Email**

[caroline.lamont@peabody.org.uk](mailto:caroline.lamont@peabody.org.uk)

#### **Telephone**

+44 7796103592

#### **Country**

United Kingdom

**NUTS code**

UKI - London

**Internet address(es)**

Main address

[www.peabody.org.uk](http://www.peabody.org.uk)

Buyer's address

[www.peabody.org.uk](http://www.peabody.org.uk)

**I.3) Communication**

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

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Legal-services./6VW4CH885V>

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**

Legal Services Framework

#### **II.1.2) Main CPV code**

- 79100000 - Legal services

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

Services

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

Peabody is seeking to appoint a number of legal service providers to enter into Call-Off agreements in one or more specified Lots for Legal Services

#### **II.1.5) Estimated total value**

Value excluding VAT: £16,000,000

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

This contract is divided into lots: Yes

Tenders may be submitted for all lots

The contracting authority reserves the right to award contracts combining the following lots or groups of lots:

Lot 1 – Asset Management and Property

Lot 2 – Development and Construction

Lot 3 – Corporate, Commercial and Governance

Lot 4 – Corporate Finance and Treasury

Lot 5 – Residential Conveyancing

Lot 6 – Care & Support

Lot 7 – Major Contract/ Commercial Disputes

## **II.2) Description**

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

Asset Management and Property

Lot No

1

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

- 79100000 - Legal services

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

NUTS codes

- UKI - London

Main site or place of performance

LONDON

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

Lot 1 – Asset Management and Property

- Landlord & Tenant - service charge
- Commercial Property - general
- Rights of First Refusal
- Property matters including party walls, boundaries, easements & way-leaves
- Security Charging work
- Related dispute resolution
- Environmental law

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

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

**II.2.6) Estimated value**

Value excluding VAT: £4,500,000

**II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 5

**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.2.14) Additional information**

To respond to this opportunity please click here: <https://www.delta-sourcing.com/respond/6VW4CH885V>

**II.2) Description**

**II.2.1) Title**

Development and Construction

Lot No

2

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

- 79100000 - Legal services

**II.2.3) Place of performance**

NUTS codes

- UKI - London

Main site or place of performance

LONDON

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

Lot 2 – Development and Construction

- Site acquisitions and title verification work
- Development Agreements
- Planning, including Section 106 agreements
- Planning litigation and dispute work
- Construction law related advice including JCT Building contracts, licenses, performance bonds, appointments and warranties
- Environmental issues
- Infrastructure agreements e.g. Section 38, 104 and 287 agreements
- Building licences/leases
- Novation agreements
- Construction Joint Ventures
- Drafting of/advice on construction contract conditions including but not limited to the common forms of building/engineering contracts

- Advice relating to construction contractual disputes
- Guidance on legal developments, such as new legislation and their impact (e.g. Construction Act 2010)
- Advice (including the drafting of relevant provisions) on such other matters as consultant appointments, etc.
- Related dispute resolution

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

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

#### **II.2.6) Estimated value**

Value excluding VAT: £3,500,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 5

#### **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.2.14) Additional information**

To respond to this opportunity please click here: <https://www.delta-sourcing.com/respond/6VW4CH885V>

## **II.2) Description**

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

Corporate, Commercial and Governance

Lot No

3

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

- 79100000 - Legal services

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

NUTS codes

- UKI - London

Main site or place of performance

LONDON

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

Lot 3 – Corporate, Commercial and Governance

- Group Structure, Governance, Charity Law and Policy
- Community Investment activities, Fundraising
- Mergers & Acquisitions and related due diligence
- Regulatory issues
- Health & Safety law and procedure, including corporate responsibility
- Company Secretarial matters
- General Contracts and commercial law

- ICT Contracts
- Services Contracts
- Employment and Pensions (including TUPE issues)
- Employment contracts and disputes (including tribunal claims and settlement agreements)
- Tax advice, including (but not limited to) VAT and Stamp Duty Land Tax
- Intellectual Property and Data Protection
- Company, Charity and Industrial & Provident Society law, regulation and best practice
- Compliance with relevant EU Directives and UK legislation/regulations relating to procurement including:
  - oPQQ drafting/evaluation
  - oITT drafting/evaluation
- Unsuccessful Application/Bidder feedback and matters arising therefrom such as the Remedies Directive 2009
- Fraud
- Shared services advice
- Related dispute resolution

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

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

#### **II.2.6) Estimated value**

Value excluding VAT: £2,500,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 5

### **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.2.14) Additional information**

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## **II.2) Description**

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

Corporate Finance and Treasury

Lot No

4

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

- 79100000 - Legal services

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

NUTS codes

- UKI - London

Main site or place of performance

LONDON

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

Lot 4 – Corporate Finance and Treasury

- Financing including those sourced from banks, the capital markets, private placement, any form of private equity and inter-company loans
- On-lending arrangements
- Loan security
- Advice on launching new product services such as mortgage products, affordable rent products etc.
- Consumer Credit Licences

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

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

#### **II.2.6) Estimated value**

Value excluding VAT: £1,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 5

### **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.2.14) Additional information**

To respond to this opportunity please click here: <https://www.delta-sourcing.com/respond/6VW4CH885V>

## **II.2) Description**

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

Residential Conveyancing

Lot No

5

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

- 79100000 - Legal services

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

NUTS codes

- UKI - London

Main site or place of performance

LONDON

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

Residential Conveyancing

- Development Plot Sales – freehold & leasehold, including shared ownership
- Shared ownership stair-casing
- Non-development related residential sales and acquisitions (freehold and leasehold)
- Leasehold Management (inc. statutory notices)
- Right to Manage
- Enfranchisement

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

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

#### **II.2.6) Estimated value**

Value excluding VAT: £2,000,000

#### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 5

#### **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.2.14) Additional information**

To respond to this opportunity please click here: <https://www.delta-sourcing.com/respond/6VW4CH885V>

## **II.2) Description**

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

Care & Support

Lot No

6

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

- 79100000 - Legal services

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

NUTS codes

- UKI - London

Main site or place of performance

LONDON

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

Lot 6 – Care & Support

- Care and Support contracts with Local Authorities and other commissioners
- Regulatory advice for Health and Social Care activities
- Contract management within Health and Social Care
- Subcontracting arrangements
- Related Procurement advice

•Related Disputes advice

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

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

### **II.2.6) Estimated value**

Value excluding VAT: £1,500,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 5

### **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.2.14) Additional information**

To respond to this opportunity please click here: <https://www.delta-esourcing.com/respond/6VW4CH885V>

## **II.2) Description**

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

Major Contract/ Commercial Disputes

Lot No

7

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

- 79100000 - Legal services

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

NUTS codes

- UKI - London

Main site or place of performance

LONDON

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

Lot 7 – Major Contract/ Commercial Disputes

- Major Contract/ Commercial Disputes, particularly as they relate to development agreements and long-term maintenance and asset management contracts

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

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

### **II.2.6) Estimated value**

Value excluding VAT: £1,000,000

### **II.2.7) Duration of the contract, framework agreement or dynamic purchasing system**

Duration in months

48

This contract is subject to renewal

No

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

Envisaged minimum number: 5

### **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.2.14) Additional information**

To respond to this opportunity please click here: <https://www.delta-sourcing.com/respond/6VW4CH885V>

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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

Suitability to pursue the professional activity, including requirements relating to enrolment on professional or trade registers

#### **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

#### **IV.1.8) Information about the Government Procurement Agreement (GPA)**

The procurement is covered by the Government Procurement Agreement: No

### **IV.2) Administrative information**

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

Date

23 June 2022

Local time

5:00pm

#### **IV.2.3) Estimated date of dispatch of invitations to tender or to participate to selected candidates**

29 July 2022

#### **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**

Duration in months: 6 (from the date stated for receipt of tender)

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## **Section VI. Complementary information**

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

This is a recurrent procurement: Yes

Estimated timing for further notices to be published: 2026

### **VI.2) Information about electronic workflows**

Electronic invoicing will be accepted

Electronic payment will be used

### **VI.3) Additional information**

The contracting authority considers that this contract may be suitable for economic operators that are small or medium enterprises (SMEs). However, any selection of tenderers will be based solely on the criteria set out for the procurement. This procurement is being conducted by Peabody Trust on behalf of itself and all present and future members of the Peabody Group

For more information about this opportunity, please visit the Delta eSourcing portal at:

<https://www.delta-esourcing.com/tenders/UK-UK-London:-Legal-services./6VW4CH885V>

To respond to this opportunity, please click here:

<https://www.delta-esourcing.com/respond/6VW4CH885V>

GO Reference: GO-2022524-PRO-20189564

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

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

High Courts of Justice of The Royal Court of Justice

The Strand

London

WC2A 2LL

Country

United Kingdom

**VI.4.2) Body responsible for mediation procedures**

Peabody Trust

Minster Court

London

SE1 7JB

Telephone

+44 2038284233

Country

United Kingdom

**VI.4.4) Service from which information about the review procedure may be obtained**

Peabody Trust

Minster Court

London

SE1 7JB

Telephone

+44 2038284233

Country

United Kingdom