

This is a published notice on the Find a Tender service: <https://www.find-tender.service.gov.uk/Notice/016648-2026>

Award

Property Management Advisory Services

SOMERSET NHS FOUNDATION TRUST

UK5: Transparency notice - Procurement Act 2023 - [view information about notice types](#)

Notice identifier: 2026/S 000-016648

Procurement identifier (OCID): ocds-h6vhtk-065b80 ([view related notices](#))

Published 24 February 2026, 4:42pm

Scope

Reference

CAPRO012

Description

The contractor will provide property management services and act as the Trust's strategic property

advisor, in line with best practice guidance from NHS Estatecode HBN 008 and the Royal Institute of Chartered Surveyors.

The range of services can be categorised as follows:

1. Assisting with general property matters including rent reviews, lease expiries / hand back, landlord liaisons and car parking
2. Assisting with statutory responses, e.g. Valuation Office Agency requests for leasehold

information

3. Assisting with Compliance and Service Charge queries
4. Management of the Leased Building Group and preparation of related documents
5. Assistance in general property queries such as insurance and asset revaluations
6. Providing Trust occupational information to Trust teams where required, e.g. Energy Team queries, Finance Team queries, Service Leads etc.
7. Management of Trust InSite property register, where required
8. Updating of the Trust Leased Property Database.

New property-related matters, such as capital projects, acquisitions (including property searches) and disposals, and any transactional work, including dilapidations / re-instatement,

are charged to an individual service's revenue, against a pre-approved proposal at an additional cost.

Contract 1. Property Management Advisory Services

Supplier

- ARCHUS LIMITED

Contract value

- £128,997 excluding VAT
- £154,796.40 including VAT

Above the relevant threshold

Earliest date the contract will be signed

6 March 2026

Contract dates (estimated)

- 1 April 2026 to 31 March 2029
- 3 years

Main procurement category

Services

CPV classifications

- 70330000 - Property management services of real estate on a fee or contract basis

Contract locations

- UKK23 - Somerset

Participation

Particular suitability

Small and medium-sized enterprises (SME)

Other information

Conflicts assessment prepared/revised

Yes

Procedure

Procedure type

Direct award

Direct award justification

Additional or repeat goods, services or works - extension or partial replacement

Based on Archus' unique and longstanding estates knowledge, given their continuous management of the Trust's leasehold estate, which supports the "exclusive technical capability / continuity of service" grounds under the Act.

Supplier

ARCHUS LIMITED

- Companies House: 06937095
- Public Procurement Organisation Number: PWQW-4267-XHHJ

101 Victoria Street

Bristol

BS1 6PU

United Kingdom

Email: tenders@archus.uk.com

Website: <http://www.archus.uk.com>

Region: UKK11 - Bristol, City of

Small or medium-sized enterprise (SME): Yes

Voluntary, community or social enterprise (VCSE): No

Contract 1. Property Management Advisory Services

Contracting authority

SOMERSET NHS FOUNDATION TRUST

- NHS Organisation Data Service: RH5
- Public Procurement Organisation Number: PNWR-4212-QWHQ

Musgrove Park Hospital

Taunton

TA1 5DA

United Kingdom

Email: serviceteam.procurement@somersetft.nhs.uk

Region: UKK23 - Somerset

Organisation type: Public authority - central government