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Contract

# TFL 96511 - Property Consultancy & Development Framework Three

Transport for London

F03: Contract award notice

Notice identifier: 2025/S 000-016925

Procurement identifier (OCID): ocds-h6vhtk-03f4f4

Published 25 April 2025, 9:57am

# **Section I: Contracting authority**

### I.1) Name and addresses

Transport for London

5 Endeavour Square

London

E201JN

Contact

Olu Ayandipo

**Email** 

OluAyandipo@tfl.gov.uk

Country

**United Kingdom** 

Region code

### UKI41 - Hackney and Newham

# Justification for not providing organisation identifier

Not on any register

### Internet address(es)

Main address

https://tfl.gov.uk/

# I.4) Type of the contracting authority

Regional or local authority

# I.5) Main activity

General public services

# **Section II: Object**

# II.1) Scope of the procurement

#### II.1.1) Title

TFL 96511 - Property Consultancy & Development Framework Three

#### II.1.2) Main CPV code

• 70000000 - Real estate services

#### II.1.3) Type of contract

Services

#### II.1.4) Short description

This Framework Agreement is for the procurement of Property Consultancy Services to provide services to Transport for London (TfL), Places for London and the Greater London Authority (GLA). It is also available for London Boroughs to use.

The Framework will be for 4 years and 0 month duration.

#### 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: £35,000,000

### II.2) Description

#### II.2.1) Title

Lot A - Consultancy Commercial

Lot No

1

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

• 70000000 - Real estate services

• 71000000 - Architectural, construction, engineering and inspection services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

The Service Provider(s) is/are to provide Consultancy in relation to Places for London's portfolio of commercial property assets.

This also includes all of TFL, Greater London authority and all London Boroughs

The Consultant will have experience of properties across retail, leisure, office, industrial, mixed use, arches, land and other uses for the purposes of management, investment and development of TfL's property estate and for operational uses in support of TfL's occupational property requirements.

#### II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

#### II.2.11) Information about options

Options: No

### II.2) Description

#### II.2.1) Title

Consultancy Residential

Lot No

2

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

- 70000000 Real estate services
- 71000000 Architectural, construction, engineering and inspection services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

The Service Provider(s) is/are to provide Consultancy in relation to Places for London's portfolio of commercial property assets.

This also includes all of TFL, Greater London authority and all London Boroughs

The Consultant will have experience of properties across the residential sector for the purposes of management, investment and development of TfL's property estate for both sales led and rental led opportunities.

#### II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

#### II.2.11) Information about options

Options: No

### II.2) Description

#### II.2.1) Title

**Town Planning** 

Lot No

3

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

- 70000000 Real estate services
- 71000000 Architectural, construction, engineering and inspection services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

TfL owns around 5,700 acres of land across the Capital including buildings, land attached to Tube stations, railways and highways, making us one of London's largest landowners. These sites provide an opportunity to generate revenue while helping us to support the growth of jobs and housing in London. TfL also work with adjoining landowners. The achievement of the Property Development, Planning and Design Team to deliver development of a significant number of sites will be underpinned by external town planning consultancy support when required. In most cases, the town planning work will seek to optimize housing delivery and good place making, and ultimately maximize development returns on the selected sites, in order to release revenue to support the development of transport schemes in London.

#### II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

#### II.2.11) Information about options

Options: No

### II.2) Description

#### II.2.1) Title

Land Referencing

Lot No

4

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

- 70000000 Real estate services
- 71000000 Architectural, construction, engineering and inspection services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

The Service Provider will be required to provide services for Compulsory Purchase and Land Ownership investigation. These include but are not limited to:

- Undertake Land Registry searches to ascertain identity of owners/ occupiers
- Produce schedule of contact names and addresses including multiple addresses to which notices should be sent. This needs to include company registered offices for which searches will be needed
- Undertake physical visits to the land to be subject to compulsory purchase to record actual occupiers, any apparent easements and obvious physical boundaries for use in devising a plot plan. Record the information obtained in hard copy form whilst on site.

#### II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

#### II.2.11) Information about options

Options: No

### II.2) Description

#### II.2.1) Title

**Development Management** 

Lot No

5

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

• 70000000 - Real estate services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

The Service Provider(s) is/are to provide Development Management advisory in relation to the development of TfL's portfolio of property assets (which are classified as being integral, adjacent, or remote to its operational activities).

#### II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

#### II.2.11) Information about options

Options: No

#### II.2) Description

#### II.2.1) Title

**Valuations** 

Lot No

6

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

- 70000000 Real estate services
- 71000000 Architectural, construction, engineering and inspection services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

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

The Service Provider(s) is/are to provide Consultancy and Valuation advice in relation to TfL's portfolio of property assets.

The Consultant will have experience of properties across retail, office, residential, industrial, mixed use, land and other uses including operational.

#### II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

#### II.2.11) Information about options

Options: No

#### II.2) Description

#### II.2.1) Title

Rights of Light and Neighbourly Matters

Lot No

7

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

- 70000000 Real estate services
- 71000000 Architectural, construction, engineering and inspection services

#### II.2.3) Place of performance

**NUTS** codes

• UK - United Kingdom

### II.2.4) Description of the procurement

Places for London (Places) wish to appoint expert specialist consultant to provide advice on Rights of Light (RoLs), daylight and sunlight and other associated neighbourly matters.

#### II.2.5) Award criteria

Quality criterion - Name: Technical / Weighting: 60%

Price - Weighting: 40%

#### II.2.11) Information about options

Options: 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 000-003571

### Section V. Award of contract

#### **Contract No**

Lot A

#### **Title**

**Consultancy Commercial** 

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: 14

Number of tenders received by electronic means: 14

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

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

Colliers Intl Specialist

London

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

07671308

The contractor is an SME

No

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

Knight Frank LLP

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

0C305934

The contractor is an SME

No

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

Apam Ltd

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

07671308

The contractor is an SME

Yes

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

Jones Lang Lasalle Limited
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
01188567
The contractor is an SME
No
V.2.3) Name and address of the contractor
Cushman & Wakefield
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
03607777
The contractor is an SME
No

V.2.3) Name and address of the contractor

BNP Paribas Real Estate Advisory
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
04042668
The contractor is an SME
No
V.2.3) Name and address of the contractor
Gerald Eve LLP
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
OC339470
The contractor is an SME
No
V.2.3) Name and address of the contractor
Cluttons LLP

London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
OC344742
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
Savills UK Limited
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
6215875
The contractor is an SME
No
No V.2.3) Name and address of the contractor
V.2.3) Name and address of the contractor

Country
---------

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

06382509

The contractor is an SME

No

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

Lambert Smith Hampton Group Ltd

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

2521225

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

### Section V. Award of contract

#### **Contract No**

Lot B

#### **Title**

Consultancy Residential

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

Number of tenders received by electronic means: 12

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

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

Cushman & Wakefield

London

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

03607777

The contractor is an SME

No

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

Montagu Evans LLP

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

OC312072

The contractor is an SME

No

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

Gerald Eve LLP

London

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

OC339470

The contractor is an SME

No

# V.2.3) Name and address of the contractor

Savills UK Limited
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
6215875
The contractor is an SME
No
V.2.3) Name and address of the contractor
Avison Young
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
06382509
The contractor is an SME
No
V.2.3) Name and address of the contractor

Deloitte LLP
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
OC303675
The contractor is an SME
No
V.2.3) Name and address of the contractor
Knight Frank LLP
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
0C305934
The contractor is an SME
No
V.2.3) Name and address of the contractor
Cluttons LLP

Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
OC344742
The contractor is an SME
Yes
V.2.3) Name and address of the contractor
CBRE Limited
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
03536032
The contractor is an SME
No
V.2.3) Name and address of the contractor
Lambert Smith Hampton Group Ltd
London

London

Country
---------

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

2521225

The contractor is an SME

No

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

Jones Lang Lasalle Limited

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

01188567

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

### Section V. Award of contract

#### **Contract No**

Lot C

#### **Title**

**Town Planning** 

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

Number of tenders received by electronic means: 15

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

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

Nathaniel Lichfield & Partners Limited

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

02778116

The contractor is an SME

No

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

**Quod Limited** 

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

07170188

The contractor is an SME

Yes

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

Montagu Evans LLP

London

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

OC312072

The contractor is an SME

No

# V.2.3) Name and address of the contractor

WSP UK Limited
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
01383511
The contractor is an SME
No
V.2.3) Name and address of the contractor
Knight Frank LLP
Knight Frank LLP London
_
London
London Country
London Country United Kingdom
London Country United Kingdom NUTS code
London Country United Kingdom NUTS code  • UK - United Kingdom
London Country United Kingdom NUTS code  • UK - United Kingdom Companies House
London Country United Kingdom NUTS code  • UK - United Kingdom Companies House 0C305934

Turley Associates Ltd
Manchester
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
02235387
The contractor is an SME
No
V.2.3) Name and address of the contractor
Savills UK Limited
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
6215875
The contractor is an SME
No
V.2.3) Name and address of the contractor
Avison Young

### Birmingham

Country

United Kingdom

NUTS code

• UK - United Kingdom

Companies House

06382509

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

### Section V. Award of contract

#### **Contract No**

Lot D

#### **Title**

Land Referencing

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: 6

Number of tenders received by electronic means: 6

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

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

Mott Macdonald Limited

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

1566758

The contractor is an SME

No

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

WSP UK Limited

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

01383511

The contractor is an SME

No

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

TerraQuest Solutions Ltd

Birmingham

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

04653583

The contractor is an SME

Yes

# V.2.3) Name and address of the contractor

,
Arcadis Consulting Ltd
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
01093549
The contractor is an SME
No
V.2.3) Name and address of the contractor
Montagu Evans LLP
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
OC312072
The contractor is an SME
No

V.2.3) Name and address of the contractor

Dalcour Maclaren Ltd

Oxfordshire

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

04836300

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

### Section V. Award of contract

#### **Contract No**

Lot E

#### **Title**

**Development 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: 14

Number of tenders received by electronic means: 14

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

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

Montagu Evans LLP

London

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

OC312072

The contractor is an SME

No

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

Gerald Eve LLP

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

OC339470

The contractor is an SME

No

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

Avison Young

Birningham

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

06382509

The contractor is an SME

No

# V.2.3) Name and address of the contractor

Turner - Townsend Project Management
Leeds
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
6468643
The contractor is an SME
No
V.2.3) Name and address of the contractor
Apam Ltd
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
07671308
The contractor is an SME
Yes

### Aspire Development Management

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

05367268

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

### Section V. Award of contract

#### **Contract No**

Lot F

#### **Title**

**Valuations** 

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

Number of tenders received by electronic means: 8

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

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

Colliers Intl Specialist

London

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

OC385143

The contractor is an SME

No

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

Montagu Evans LLP

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

OC312072

The contractor is an SME

No

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

Jones Lang Lasalle Limited

London

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

01188567

The contractor is an SME

No

# V.2.3) Name and address of the contractor

CBRE Limited
London
Country
United Kingdom
NUTS code
UK - United Kingdom
Companies House
03536032
The contractor is an SME
No
V.2.3) Name and address of the contractor
Gerald Eve LLP
Gerald Eve LLP London
London
London Country
London Country United Kingdom
London Country United Kingdom NUTS code
London Country United Kingdom NUTS code • UK - United Kingdom
London Country United Kingdom NUTS code  • UK - United Kingdom Companies House
London Country United Kingdom NUTS code  • UK - United Kingdom Companies House OC339470

Cluttons LLP

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

OC344742

The contractor is an SME

Yes

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

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

### Section V. Award of contract

#### **Contract No**

Lot G

#### **Title**

Right of Light and Neighbourly Matters

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: 4

Number of tenders received by electronic means: 4

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

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

**GIA Surveyors Limited** 

London

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

140362506

The contractor is an SME

Yes

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

Nathaniel Lichfield & Partners Limited

London

Country

**United Kingdom** 

NUTS code

• UK - United Kingdom

Companies House

#### 02778116

The contractor is an SME

No

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

Gerald Eve LLP

London

Country

**United Kingdom** 

**NUTS** code

• UK - United Kingdom

Companies House

OC339470

The contractor is an SME

No

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

Initial estimated total value of the contract/lot: £5,000,000

Total value of the contract/lot: £5,000,000

# **Section VI. Complementary information**

# VI.3) Additional information

Entering into the Framework Agreement does not guarantee any level of services and/or works will be called-off by the contracting authorities.

# VI.4) Procedures for review

VI.4.1) Review body

Transport for London

London

Country

**United Kingdom**